



South Yorkshire County Council

M. J. Thompson, F.R.T.P.I., A.R.I.C.S.,
County Planning Officer

Planning Department

County Hall
Barnsley
South Yorkshire S70 2TN
Telephone Barnsley
STD (0226) 86141.

F. A. Mallett, LL.B.
(Chief Executive)

Our Ref: B80/0975/HR
RSG/KB

Your Ref:

Date: 8th August, 1980.

This matter is being dealt with by

R. S. Gorman

Ext. No. 168

Dear Mr. Knox,

BARNSELY DISTRICT - B80/0975/HR
ERECTION OF FARMHOUSE AT BURNWOOD HALL FARM,
NEAR BRIERLEY

The above application was considered by the Barnsley Area
Planning Sub-Committee at the meeting on the 17th July 1980
when it was resolved:-

1. That the Borough Council be advised that no objection is raised to the erection of a dwelling at Burnwood Hall Farm (Grid Ref No. 42940927) subject to an agricultural occupancy condition.
2. That a copy of the agricultural assessment be forwarded to the Borough Council.

This resolution was ratified by the Planning Committee of the
County Council at the meeting on the 8th August 1980.

Please find enclosed a copy of the agricultural report relating
to this application.

Yours sincerely,

County Planning Officer

Enc.

D. Knox Esq.,
Borough Architect and Planning Officer,
Barnsley M.B.C.,
Regent House,
Regent Street,
BARNSELY.

BARNSELY D.C. PLANNING			
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The permission is subject to compliance with the following conditions:-

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4. Facing materials submitted in accordance with Condition 2 shall be coursed natural stone and slates or dark grey plain tiles for the roof.
 5. Foul drainage shall be to a septic tank, details of which shall be submitted to, and approved by the Local Planning Authority, prior to the commencement of the development, and which shall include a herringbone soakaway with an overall area of 50 m², with the herringbone laid in a closed loop, both the septic tank and soakaway to conform to B.S. Code of Practice CP.302.
 6. The septic tank shall be sited to the satisfaction of the Local Planning Authority to enable access and facilities for clearing.
 7. Surface water shall be drained to soakaways, details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

The reasons for the Council's decision to grant permission for the development subject to the conditions specified above are:-

3. The site lies within the Green Belt as shown on the approved Town Map and now incorporated within the Structure Plan Green Belt, wherein new development is not normally permitted, and this permission is only granted in the long term agricultural interest.

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SOUTH YORKSHIRE COUNTY COUNCIL

REPORT OF THE COUNTY
PLANNING OFFICER

PLANNING COMMITTEE
BARNSELY AREA SUB COMMITTEE
17TH JULY 1980

B80/0975/HR ERECTION OF FARMHOUSE AT BURNTWOOD HALL FARM, NR. BRIERLEY
FOR F. ADDY AND SON. GRID REF. 42940927

Receipt of the application was reported to the June meeting when it was resolved that the application be deferred pending the results of an agricultural investigation.

Allocation

The site of the proposal lies within the green belt and an area of Landscape Value on the County Development Plan.

Proposal

The application is in outline for the erection of a farmhouse in the farm-building complex at Burntwood Hall Farm, east of and adjacent to Burntwood Hall, Nr. Brierley.

The applicant F. W. Addy operates in partnership with his father, Rose Farm, Clayton which comprises of 72 acres including house and buildings on both sides of Clayton Lane. The farm is owned by Major Warde-Aldam and let to the applicant's father on a full agricultural tenancy. A mainly arable farming system is pursued with 20 acres wheat; 27 acres barley; 9 acres potatoes with the remainder in grass leys used in connection with a beef fattening enterprise of 40 cattle. Full time labour is provided by F. W. Addy, his father having now retired.

On the 14th April 1980, farmbuildings comprising a 4 bay dutch barn plus lean-to used for all stock housing, fodder and implement storage situated to the north of Clayton Lane were destroyed by fire. Remaining buildings attached to the farmhouse comprise an old cowshed and loose boxes unsuitable for modern farming purposes.

As an alternative to constructing new farmbuildings on the site in Clayton Village the applicant, in agreement with Major Warde-Aldam is proposing to relocate the farmstead at Burntwood Hall, at a distance of some 1 1/2 miles from the main block of farmland. Some 18 years ago Burntwood Hall was sold by the Estate retaining the farmbuildings which have been used by various farming tenants becoming vacant during 1979. These buildings include a covered fold yard with loose boxes and cowsheds together with a dutch barn and would provide housing for some 60 cattle plus fodder and implements. The Estate is prepared to sell their buildings together with 22 acres of land on the opposite side of Howell Lane to the applicant and transfer the

tenancy of the land at Spry Lane to F. W. Addy at the same time. Thus a new agricultural unit of around 80 acres would be created. In order to provide for security and enable essential stock husbandry tasks to be performed a dwelling would need to be erected at Burnt Wood Hall for the applicants' occupation before the proposal to relocate the farmstead can be effected.

Assessment

A 72 acre mainly arable unit is very small by modern standards but includes some good quality land and is just capable of employing one man full time and providing a living for one person. Mr. Addy has no other employment and it must be concluded that the present holding is a full time viable business.

The fire on the 14th April destroyed the major farm buildings available to the applicant including stock fodder and implement storage leaving a few loose boxes attached to the house, which are unsuitable for most modern farming purposes. Under statutory tenancy provisions the father's landlord is legally responsible for insuring farm buildings and is under a liability to replace the damaged buildings. Normally rebuilding would take place on the same site but in this case existing buildings at Burnt Wood Hall have been offered by the landlord as a replacement. Stock accommodation offered by the buildings at Burntwood Hall is superior to that destroyed at Clayton once repairs are carried out but a dwelling would be essential to provide for stock management and security.

On the village map of Clayton the site of the destroyed farm buildings is described as an Area of Local Landscape Value to be safeguarded with a note that the buildings in question are proposed to be demolished without replacement on the existing site. The applicant's proposal achieves this aim and in this respect there is a planning gain, although it is important to take into account the nature of the new farmstead and holding in the terms of Circular 24/73.

Currently the applicant does not own or occupy any agricultural property but it is proposed that he will acquire the freehold interest in some 23 acres of land at Burntwood including the buildings. In addition, the applicant states, and it is confirmed by the landlord, that the land at Spry Lane will, from the date of the above transaction, be let to the applicant on a full agricultural tenancy. A new agricultural unit of some 80 acres will, therefore, be created based at Burnt Wood which would be in the sole occupation of the applicant. The distance between Burntwood Hall and the land at Spry Lane is an inconvenience but it is not unusual for arable cultivation and the new farm would be at least equal to the present holding. It is noted that the remaining land at Clayton will remain under tenancy to the applicant's father for life and possession will subsequently revert to the landlord.

The new agricultural unit will, however, constitute a full time viable agricultural business and, in these circumstances, it is advised that there is agricultural justification for the proposed dwelling. Consent for the proposed dwelling should be subject to the usual agricultural condition.

Recommendation

1. That the Borough Council be advised that no objection is raised to the erection of a dwelling at Burntwood Hall Farm subject to an agricultural occupancy condition.
2. That a copy of the agricultural assessment be forwarded to the Borough.

The applicant F. W. Addy operates in partnership with his father, Ross Farm, Clayton which comprises of 72 acres including house and buildings on both sides of Clayton Lane. The farm is owned by Major Warde-Aldam and let to the applicant's father on a full agricultural tenancy. A mainly arable farming system is pursued with 20 acres wheat; 27 acres barley; 9 acres potatoes with the remainder in grass leys used in connection with a beef fattening enterprise of 40 cattle. Full time labour is provided by F. W. Addy, his father having now retired.

On the 14th April 1980, farmbuildings comprising a 4 bay dutch barn plus lean-to used for all stock housing, fodder and implement storage situated to the north of Clayton Lane were destroyed by fire. Remaining buildings attached to the farmhouse comprise an old cowshed and loose boxes unsuitable for modern farming purposes.

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