

PLANNING STATEMENT

FULL PLANNING APPLICATION

CHANGE OF USE OF FORMER AGRICULTURAL BUILDING AND ADJACENT HARDSTANDING AREA TO
RESIDENTIAL USE CLASS C3 WITH ASSOCIATED OPERATIONAL DEVELOPMENT

MIDDLE BARN

at

ANCHOR FARM
ELMHIRST LANE
DODWORTH
BARNSELY
S75 4LD

Prism Agriculture Ltd



FEBRUARY 2020

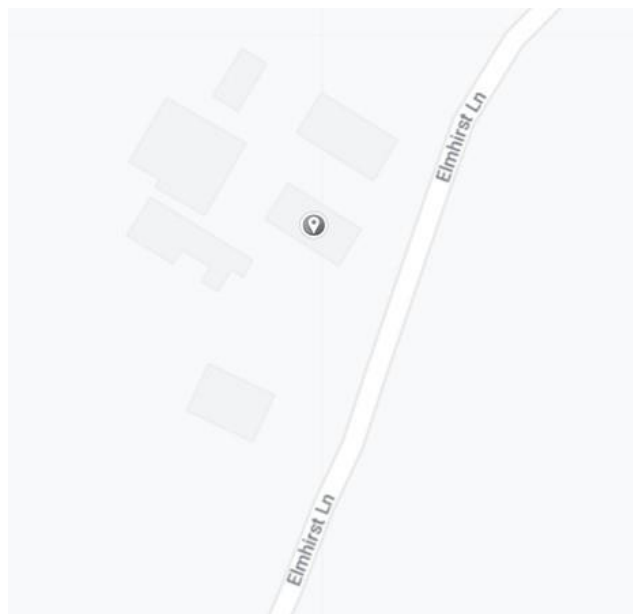
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INTRODUCTION

1. This report has been prepared by Prism Agriculture Ltd on behalf of our client Mr L Haywood to outline the facts considered relevant for the change of use of a former agricultural storage building at the site.
2. This application seeks full planning permission for the change of use to Use Class C3 at the property addressed Anchor Farm, Elmhirst Lane, Dodworth, S75 4LD.

THE SITE

3. The building subject to this application lies to the west of Elmhirst Lane, north-east of Silkstone Golf Club and north-west of Dodworth Industrial Estate (as the crow flies). The site is within the Green Belt.
4. The building once formed part of Anchor Farm and has more recently been used for storage of non-agricultural items, therefore the barn itself does not comply with General Permitted Development Order (GPDO) Class Q, as such a Full Planning Application is before the Council for the Change of Use to Use Class C3.



Map showing location of application site (Middle Barn at silver marker)

5. The subject building was permitted under application B/97/0815/DO and originally used as part of the applicant's former agricultural and equestrian unit. However, due to historic livestock illness, and horse thefts from the holding, the applicant had sought to diversify part of his former agricultural trade and business to provide additional income streams to the farm business at that time.
6. Following the construction of the stone clad barns, residential dwelling and livestock pens at the holding, the applicant had a large surplus of quarried stone and traditional roofing tiles that he was unable to return to the various suppliers.
7. The surplus of traditional building materials naturally led the applicant to a diversified income stream via his Silkstone Reclamation business which was formerly based at the site and operated mainly via the internet, but that business was relocated to the rear of Cannon Hall Garden Centre, Cawthorne and has operated from that location since December 2017.
8. Access to the site is via a maintained unadopted road, which enters via the access route from Dodworth Industrial Estate past Silkstone Golf Club. The track is well-maintained with maintained foliage and passing

spaces that are deemed adequate for their purpose, the track is sufficiently wide enough for two vehicles to pass side by side in places.

9. In a 2018 appeal decision at the site under reference APP/R4408/W/18/3202248, the Planning Inspector includes in Paragraph 28 *“Given the layout of the site, which includes large areas of hardstanding, I am satisfied that even larger vehicles would be capable of accessing and manoeuvring safely within it”*.
10. Middle Barn is located some 600 metres along the existing access route of Elmhirst Lane, which also serves as a footpath, access to two existing dwellings and as a service track for the nearby golf club. Beyond this the track continues to Higham but is blocked off at the midway point to prevent HGV's misguided by Satnavs from getting stuck down the narrow lane which has been a common occurrence in recent years.
11. In the aforementioned appeal decision at Paragraph 16, the inspector notes *“The appellant indicates he has installed passing places on the lane, which I saw. The distance from the car park and main highway network is not significant, and the passing places would offer a reasonable solution to any vehicles occasionally meeting in the lane.”*
12. There are no trees on the development site affected by this proposal.
13. The site is within Flood Zone 1; therefore, no Flood Risk Assessment is required.

APPLICATION PROPOSAL

14. The application seeks permission to convert an existing building into residential use, had the last use of the building been that of agricultural storage, it would have been available to convert under the GPDO Class Q route.
15. However, as has been previously seen by the Council in 2017 and the Planning Inspector in 2018 referenced in Paragraph 10 of the Appeal decision. The last use of this building was not for agricultural purposes as its use has changed in July 2015 and the Inspector was satisfied of its use at that time in 2018 for non-agricultural storage purposes in order to keep the hardstanding areas clear of the applicants architectural salvage items.
16. The site is screened from wider views by tall trees, meaning that the building is not prominent from any surrounding vantage point, this is also referenced by the Inspector in Paragraph 11 of the Appeal decision.
17. An adjacent former agricultural building at the site was granted prior approval to residential use under the GPDO Class Q route under application reference 2018/1249.
18. The building which forms this submission has its own access from Elmhirst Lane, and is sited directly between the main residential dwelling and the barn conversion approved under the aforementioned Class Q application.
19. The proposal before the Council seeks to convert a single storey monopitch, steel portal framed and concrete block building with stone cladding and vertical timber boarding into a single residential unit. See plans submitted with this application. A pair of stables/feed stores on the north gable end of the building will be retained and built up to match the rest of the building to retain the character of the structure.
20. It is proposed, if this application is granted permission, that the front section of an adjacent workshop building will be forfeited as part of the proposal to reduce the bulk, scale and form of other buildings at the site. The Rear section of the building will remain in the applicants ownership as its change of use was allowed at appeal of application reference 2017/1704. Forfeiting the front section of the workshop will create sufficient space between a proposed residential curtilage and that of the rear section in commercial use.

21. The proposed plans submitted with this application have taken into consideration; access, parking arrangements, electric vehicle charging points, bike and bin storage areas and changing the use of an existing building into a use which will add to the Council's housing requirement, bring in Council Tax payments and reuse and retain an existing building capable of conversion in the Green Belt.

PLANNING POLICY

22. The relevant development plan at the site is the Barnsley Local Plan to year 2033 was adopted on 3rd January 2019. The policies that are deemed applicable to this proposal are set out below.

Policy SD1 Presumption in Favour of Sustainable Development
Policy H4 Residential Development on Small Non-allocated Sites
Policy GB1 Protection of Green Belt
Policy GB3 Change of Use in the Green Belt

23. Policy SD1 Presumption in favour of Sustainable Development states:

"When considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."

24. Policy H4 Residential Development on Small Non-allocated Sites states:

"Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan."

25. Policy GB1 Protection of Green Belt states:

"The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy"

26. Policy GB3 Changes of use in the Green Belt states:

"We will allow the change of use or conversion of buildings in the Green Belt provided that:

- *The existing building is of a form, scale and design that is in keeping with its surroundings;*
- *The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;*
- *The proposed new use is in keeping with the local character and the appearance of the building; and*
- *The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.*

All such development will be expected to:

- *Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;*
- *Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and*

- *Preserve the openness of the Green Belt.*

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- *There are not strong economic reasons why such development would be inappropriate; and*
- *Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use”*

CONCLUSION

27. The proposal is for the change of use of an existing and former agricultural storage building, once part of Anchor Farm, Dodworth.
28. The proposal is supported by both national and local policy which encourages the conversion and change of use of existing buildings.
29. The proposal is supported by an Independent Structural Survey by Earth-Tech Consulting Ltd as required by Council Policy GB3.

I trust these comments are helpful in your deliberations

Yours sincerely

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Prism Agriculture Ltd