

2025/0517

Mr Jim Logan

Roger Royd Farm, Whin Moor Lane, Silkstone, Barnsley

Erection of a building to form an agricultural machine store, workshop and stables.

Site Description

Roger Royd Farm comprises a farmhouse and converted outbuildings sited in the open countryside. There are no other residential properties in the immediate area. The property has been extended previously with the construction of various extensions and conversions of attached barns into residential use. There is a separate stable/barn building which is situated to the east of the property outside of the defined curtilage of the dwelling, however it is within the applicant's ownership.

There was previously a large outbuilding to the other side of the dwelling however this was converted to a residential annex which was allowed on appeal under ref 2022/0868.

The site is accessed via a track of single vehicle width. This track is generally unsurfaced and forms part of the network of Public Rights of Way (Silkstone Path no's. 34 and 32). The track takes access from the A628 Barnsley Road, a busy classified road that runs between Penistone and Dodworth locally and further afield links Barnsley town centre with Greater Manchester.

Planning History

91/1214 – Alterations and extensions to existing farm house and outbuildings, including demolition and re-build of part of outbuildings – Approved with conditions

2007/0729 – Erection of two storey extension to dwelling – refused due to excessive scale contrary to GS8E.

2007/1835 – Erection of two storey extension to dwelling – refused due to excessive scale contrary to GS8E.

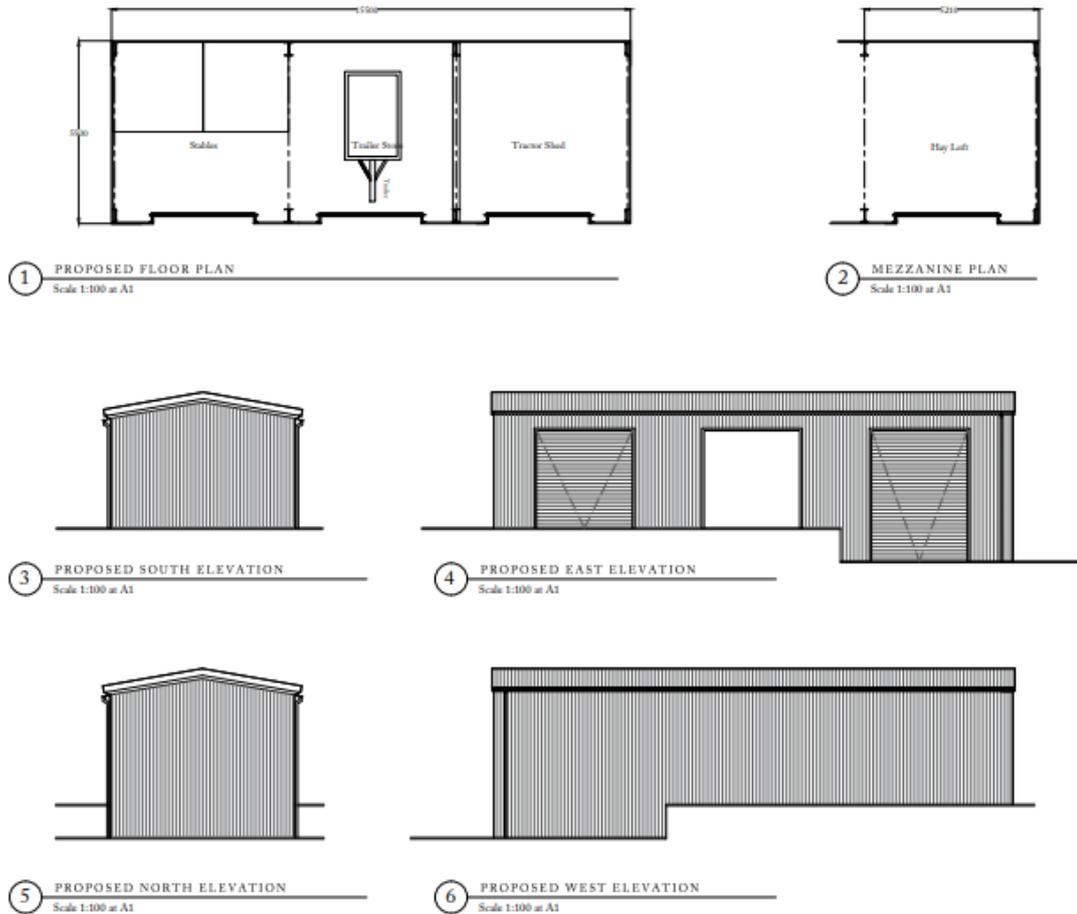
2014/0630 - Erection of a rear extension to dwelling – Approved with conditions

2016/0264 – Erection of side and rear extension to dwelling - Approved with condition

2022/0868 – Conversion of barn to annex – Appeal Allowed.

Proposed Development

The applicant is seeking permission to erect a single building for agricultural purposes which will have a workshop, machine store, stables and hay loft within it. The proposed plans are detailed below:



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Green Belt

The site is washed over by Green Belt as defined in the Local Plan.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GB1: Protection of Green Belt – The Green Belt will be protected from inappropriate development in accordance with national planning policy.

Policy T4: New Development and Transport Safety – Development should be suitably served by the existing highway and be safe and efficient without creating or adding to problems.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight. There are no SPDs relevant to this application.

National Planning Policy Framework

The NPPF sets out the Government’s planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places
- Section 13: Protecting Green Belt Land

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Local Ward Councillors	No comments received.
Highways	No objections.

Representations

Neighbour notification letters were sent to surrounding properties and no representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on the visual amenity/character of the area
- The impact on neighbouring residential properties
- The impact on highways safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The application site is within the green belt. The NPPF is clear that inappropriate development, is by definition, harmful to the green belt and should not be approved except in very special circumstances. Para 154 of the NPPF sets out a number of exceptions that apply, this includes buildings proposed for agriculture and forestry.

As such, the proposal here is not considered to be inappropriate development and would be acceptable in principle. This weights significantly in favour of the proposal.

Impact upon Visual Amenity and Character of the Area

The proposed building would lie directly to the east of the existing farmhouse and annex and will be accessed via the same track which leads off Whinmoor Lane. Given the close proximity to the existing built form on the site it is felt that the building would be a sympathetic addition and would not harm the openness of the green belt. The materials would be similar to those in the surrounding properties and the overall design is typical of that you would see on an agricultural building.

Overall, the proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy GD1: General Development and D1 . This weighs significantly in favour of the proposal.

Residential Amenity

The proposed building is sited directly east of the annex and farm house, will be single storey (with mezzanine) and would therefore have limited impact on the adjacent properties by virtue of overlooking or overshadowing. There are no other direct neighbouring properties and therefore the impacts on residential amenity will be little to none.

As such, the proposal is considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Highways Safety

Highways DC have been consulted on the proposals and have stated that given the proposals would serve the existing farm, it is unlikely there would be any significant increase in vehicle movements or any change to servicing arrangements. As such, do not raise any objections to the scheme. However it was noted that it is unlikely highways would support any future application to convert this edifice into residential accommodation due to the substandard access into the site.

Overall, the proposal complies with policy T4 of the Local Plan. This weighs significantly in favour of the proposal.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential amenity, visual amenity or highways safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions