townsendplanning
consultants

Our Ref: MJT/JMT/AP012-20

23rd March 2020

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir / Madam,

RE: APPLICATION FOR 1NO. DWELLING FOLLOWING DEMOLITION OF EXISTING STABLES, EQUESTRIAN STORAGE BUILDING AND RESIDENTIAL STATIC CARAVAN (VARIATION TO APPROVAL 2019/1452) – LAND OFF MOOR LANE, BARNSLEY, S71 5LF – MRS L WOOD

Please find attached the above-mentioned application which has Planning Portal reference 08607950. I confirm that no planning fee is required owing to the determination of the previous application within the last 12 months.

This application seeks a variation to the previously approved scheme (App No 2019/1452). It is considered, therefore, that the principle of the development of this site is not for consideration with this application as the acceptability of this proposal in the Green Belt is established by the extant permission. This proposal essentially seeks to amend the design as follows:

(i) Increase in the roof height to incorporate room in the roof space (notwithstanding this small increase in volume, the proposal will still be significantly smaller than the buildings and structures to be removed).

(ii) Amendments to the fenestration details to provide 'more interest' in terms of the appearance of the building.

The application is supported by the following information:-

(i) Full plans and details – Stephen S Welcer;
(ii) Planning Support Statement – Townsend Planning Consultants;

(iii) Bat Report (as previously submitted) – Middleton Ecological Consultancy; and
(iv) Highways Report (as previously submitted) – Paragon Highways.

In support of the application and to provide a summary background of information on the proposal, I would comment as follows:-

(i) The proposal which forms the subject of this application for planning permission relates to a site located on Moor Lane, Barnsley, which has a longstanding and historic use for equestrian purposes. The buildings are somewhat unsightly and unattractive and detract from the character of the Green Belt in this location.

(ii) The site incorporates a number of buildings, as follows:

1. 2 blocks of 3No stables;
2. 2 equestrian storage buildings;
3. 1 residential static caravan (on which rates have been paid to the Council as a dwelling since 1998 and continue to be paid today). It is acknowledged that this is not a "building" in planning terms. However, it is clearly a longstanding feature of the site which impacts on the "openness" of the Green Belt.

(iii) The site has a lengthy history of use for equestrian purposes, including both the keeping of applicant's own livestock and as livery. The site has been let out on a DIY livery basis since 2005 with 8 different tenants over that period of time for the keeping of horses. The site has also been used for the applicant's own horses, of which there are currently 2 kept.

As can be seen, therefore, historically the site has been used for equestrian purposes with significant traffic movement associated with livery use.

(iv) The subject site, therefore, constitute lawful stables and this proposal seeks to demolish the stables and other buildings including the residential unit (as shown on the submitted plans) and replace with 1no dwelling house.

(v) A bat report is submitted with this application.

(vi) A detailed highway report is submitted with this application. It is recognised that the site access is constrained. However, the site already functions for livery and 1no residential unit. This proposal will, by definition, reduce traffic movements from the site and in highway terms there is therefore betterment.

(vii) The Council granted planning permission for 1No dwelling at the site on the 14th February 2020. This scheme seeks to amend that proposal by improving the level of accommodation by incorporating rooms in the roof space. This necessitates an increase in roof height of 1.8 metres, which also results in a small increase in the volume of the proposal from 362 cubic metres to 410 cubic metres. However, this is still a significant reduction on the existing buildings and structures on site (516 cubic metres) and will therefore still be of benefit to the openness of the Green Belt.

The proposal also seeks to provide a more interesting design. The planning officer did outline during the processing of the extant application that the proposal were ***"relatively plain and featureless"***. This scheme seeks to improve that design to achieve the officer's aim to ***"add some interest".***

(viii) It is considered that the site constitutes a brownfield use in the Green Belt (as set out in the Planning Statement). As such, the proposal falls to be considered against the parameters of para 145(g) of the NPPF relating to the partial or whole redevelopment of brownfield sites in the Green Belt. This is outlined in detail in the submitted Planning Support Statement. It is outlined that the scheme wholly conforms with Green Belt policy.

(ix) In summary this proposal constitutes the redevelopment of a brownfield site which is not inappropriate development in the Green Belt. The building proposed is a smaller than the buildings to be replaced in this context the proposal will not give rise to harm in terms of openness or the purposes of it being land within the Green Belt. The proposal will also reduce traffic movements in association with the current lawful use of the site.

It is, therefore, considered that planning permission should be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.

Should you require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

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