

Reference	Description	Decision	Decision Date
B/03/0924/HN	Extract Coal and Sandstone using Opencast and Auger Mining methods and Restoration to Agriculture	Approve with conditions	26/07/2004
B/99/0628/HN	Erection of detached dwellinghouse for agricultural worker.	Unknown	13/07/1999
B/78/1935/WW	Erection of cubicle building with dairy parlour extension.	Unknown	13/07/1978

SECTION 4: PROPOSED DEVELOPMENT

4.1 These applications for Planning and Listed Building Consent seek permission for:

“Alteration, restoration and extension of existing farmhouse, alteration and restoration of existing farm cottage, conversion and extension of 5no. barns to form 4 dwellings, erection of 4 new dwellings and demolition of existing portal framed barn together with associated landscaping and parking (8no. new dwellings total)” at Woodhead Hall Farm, Hoyland, Barnsley, S74 9SX

4.2 The proposals comprise the restoration of Woodhead Hall Farmhouse and Farm Cottage together with the conversion, extension and reinstatement of agricultural buildings to provide new dwellings. It is also intended to remove the existing portal framed barn and containers and reinstate the vehicular access to the north. Landscaping is also included within the proposals.

4.3 Regarding the provision of the dwellings on the Site full details are included on the proposed plans and Design and Access Statement, but in summary the scheme can be broken down into the following elements as is outlined below and with Figure 4 showing the proposed layout.

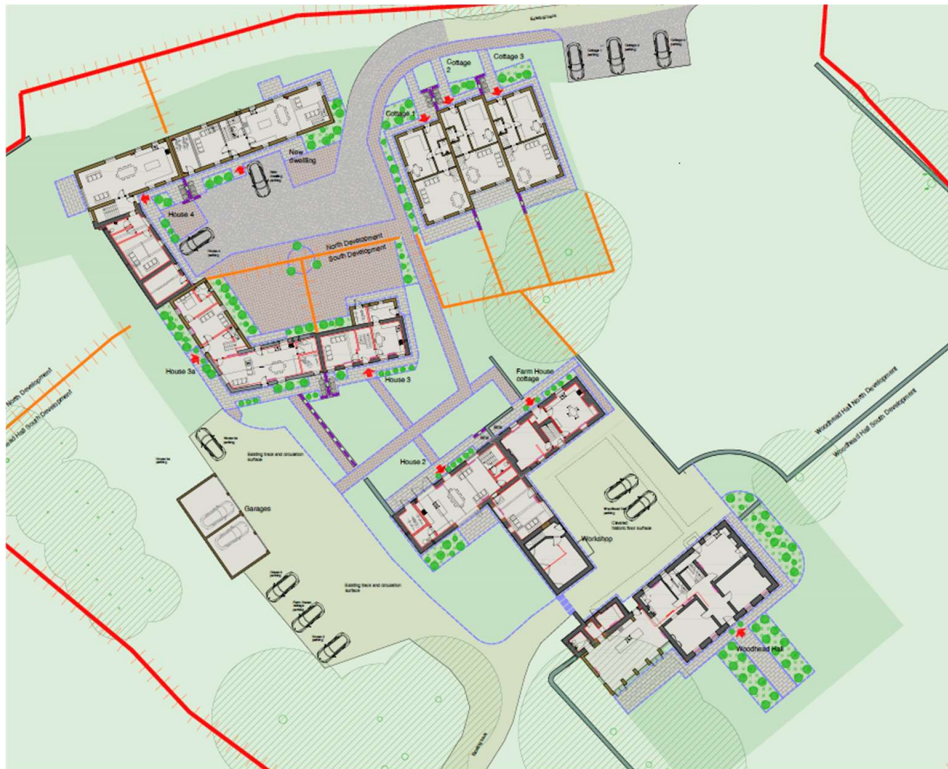


Figure 4: Proposed Block Plan

Grade II Listed Farmhouse

- 4.4 It is proposed to restore, alter and extend the Grade II listed farmhouse to create a dwelling which is fit for modern living.
- 4.5 External works are limited to restoration and repairs. Some external stonework repairs are required and the roof tiles will be removed and re-laid as part of re-roofing exercise.
- 4.6 External windows and doors are all timber and are to be repaired, restored to working order and redecorated.
- 4.7 A single storey extension is additionally proposed off the western elevation of the farmhouse, which will sit behind the existing outhouse building. This will allow for the creation of a kitchen/family room. The extension will be faced in stone cladding and will feature full height glazing and will have a flat roof.
- 4.8 The Farmhouse will be accessed off the existing Wentworth Road access.

Existing Farm House Cottage

- 4.9 The proposals for the existing Farm House Cottage, which is a non-designated heritage asset, includes the internal reconfiguration of all rooms and the restoration of the façade, with new windows and doors to replace the existing, which will utilise the existing openings. The property currently has 5no. bedrooms and will have 5no. bedrooms once refurbished.
- 4.10 The Farm House Cottage will be accessed off the existing Wentworth Road access.

5no. Existing Barns

- 4.11 It is proposed to convert and extend the 5no. existing barns on the Site to create 4no. new dwellings/a workshop.

House no.2 (formerly Barn 2)

- 4.12 Barn 2 will be converted to create one standalone dwelling with 4no. bedrooms. Whilst the existing openings will be utilised where possible, some new window and door openings will need to be created in order to create a habitable dwellinghouse. Conservation rooflights will be installed and the windows will be timber framed with restored stone surrounds.
- 4.13 The external walls are existing stonework with stone heads and cills, which will be repaired as necessary and the roof tiles will be removed and relaid as part of re-roofing exercise.
- 4.14 House no.2 will be accessed off the existing Wentworth Road access.

Workshop (formerly Barn 1)

- 4.15 Barn 1 (the former cart shed/stables) which is considered to be curtilage listed will be converted into a workshop, which will be associated with and used by the Grade II listed Farmhouse.

House no.3 (formerly Barn 3)

- 4.16 House 3 includes a modest extension off the northern elevation. This will allow a pantry/utility room and store to be created. It will be single storey with a timber cladded roof. The dwelling to be created will have 2no. bedrooms.
- 4.17 The external walls are existing stonework with stone heads and cills, which will be repaired as necessary. The roof tiles will be removed and relaid as part of re-roofing exercise
- 4.18 House no.3 will be accessed off the reinstated Wentworth Road access.

House no.3a (formerly Barn 3a)

- 4.19 Barn 3a will be extended to the north, over the footprint of an historic barn, creating a two-storey extension. This will allow the creation of a 3no. bedroom dwelling.
- 4.20 The proposed external works are more extensive to this grouping of buildings due to the dilapidation of existing structures. The design uses existing openings, and historically blocked up openings predominantly. Fenestration locations and sizes are commensurate with the existing buildings on site. New external windows and doors are all to be decorated timber.
- 4.21 Existing stonework has been retained to the lower parts of the new building. New walls above and those rebuilt following historic building lines, are all to be clad in stained vertical timber to clearly separate new constructions from existing.
- 4.22 The barn currently has no roof so a one will be constructed from new timber cladding. The barn will feature new decorated timber casement within restored stone surrounds and new conservation rooflights.
- 4.23 All reconstructed buildings are visually distinguishable from the retained stone structures by utilising timber cladding. However, their massing, ridge heights, eaves heights and roof pitches all match that of the existing.
- 4.24 The existing external walls are stonework with stone heads and cills, repaired as necessary. New walls will be clad in stained vertical timber.
- 4.25 House no.3a will be accessed off the existing Wentworth Road access.

House no.4 (formerly Barn 4)

- 4.26 Barn no.4 will be extended off its northern elevation, over the footprint of a historic structure, to facilitate a two-storey dwelling. This will create a 4no. bedroom dwelling.
- 4.27 The proposed external works are more extensive to this grouping of buildings due to the dilapidation of existing structures. The design uses existing openings, and historically blocked up openings predominantly. Fenestration locations and sizes are commensurate with the existing buildings on site. New external windows and doors are all to be decorated timber.

- 4.28 Existing stonework has been retained to the lower parts of the new building. New walls above and those rebuilt following historic building lines, are all to be clad in stained vertical timber to clearly separate new constructions from existing.
- 4.29 The barn currently has no roof so a one will be constructed from new timber cladding. The barn will feature new decorated timber casement within restored stone surrounds and new conservation rooflights.
- 4.30 All reconstructed buildings are visually distinguishable from the retained stone structures by utilising timber cladding. However, their massing, ridge heights, eaves heights and roof pitches all match that of the existing.
- 4.31 The existing external walls are stonework with stone heads and cills, repaired as necessary. New walls will be clad in stained vertical timber.
- 4.32 The proposed external works are more extensive to this grouping of buildings due to the dilapidation of existing structures. The design uses existing openings, and historically blocked up openings predominantly. Fenestration locations and sizes are commensurate with the existing buildings on site. New external windows and doors are all to be decorated timber.
- 4.33 Existing stonework has been retained to the lower parts of the new building. New walls above and those rebuilt following historic building lines, are all to be clad in stained vertical timber to clearly separate new constructions from existing.
- 4.34 All reconstructed buildings are visually distinguishable from the retained stone structures by utilising timber cladding. However, their massing, ridge heights, eaves heights and roof pitches all match that of the existing.
- 4.35 The existing external walls are stonework with stone heads and cills, repaired as necessary. New walls will be clad in stained vertical timber.
- 4.36 The existing openings will be utilised for windows and doors for the conversion of the original building.
- 4.37 House no.4 will be accessed off the reinstated Woodhead Lane access.

Erection of 4no. new dwellings

- 4.38 The proposed new 4no. dwellings will be erected on the footprint of the historic buildings as shown on Figure 2.

House no.5 (new dwelling)

- 4.39 The westernmost new dwelling will be attached to House no.4. This follows the pattern of the historic development. This will create a two-storey, 4no. bedroom dwelling.
- 4.40 The walls are all to be clad in stained vertical timber and the buildings' massing, ridge heights, eaves heights and roof pitches all match that of existing adjacent structures.

- 4.41 The new dwelling will be accessed off the reinstated Woodhead Lane access.

[Cottage no.1 \(new dwelling\)](#)

- 4.42 The three new cottages will be developed in a staggered terrace formation, as it appears was the arrangement of the historic cottages.
- 4.43 Cottage no.1 will have 3no. bedrooms.
- 4.44 All reconstructed buildings are visually distinguishable from the retained stone structures by utilising timber cladding. Although there is no evidence of the original style or massing of these historic structures, a simple repeated roof profile above staggered 2 storey cottages, is typical of utilitarian farm accommodation.
- 4.45 New cottage no.1 will be accessed off the reinstated Woodhead Lane access.

[Cottage no.2 \(new dwelling\)](#)

- 4.46 Cottage no.2 will be a 2no. bedroom property.
- 4.47 It will be accessed off the reinstated Woodhead Lane access.

[Cottage no.3 \(new dwelling\)](#)

- 4.48 Cottage no.3 will have 3no. bedrooms.
- 4.49 It will be accessed off the reinstated Woodhead Lane access.

[Demolition of portal framed barn and removal of metal containers](#)

- 4.50 There are presently three metal containers on the Site, located to the northwest of the existing Wentworth Road access. It is proposed to remove these as part of the proposals. There is additionally a large, portal framed barn located in the western part of the Site. The proposals include the demolition of this structure. The proposed new parking area and garage which will accommodate 4no. cars will be located in this area. The garage will be clad in vertical timber and will have 4no. timber doors and a timber roof.

[Access](#)

- 4.51 The scheme which was presented as part of the pre-application submission proposed that the development was served off a single (improved) access point off Woodhead Lane. However, the highways authority confirmed that as this approach resulted in more than 5no. dwellings off a private drive, they would not be able to support this. As such, it is now proposed to serve 5no. dwellings off the existing access point which leads off Wentworth Road and 5no. dwellings off a reinstated access off Woodhead Lane. As part of the proposals, the access off Woodhead Lane will be widened and resurfaced.
- 4.52 There will additionally be a pedestrian link through the Site, so that residents are able to use either access point via foot. Part of the Woodhead Lane access is a public right of way (25

Wombwell), as such residents of the development will be able to utilise this footpath to access Wombwell Wood. Wombwell 25 also leads west and forks into two separate footpaths, one of which passes the Site and leads to the recreation ground to the west of the Site.

Refuse Collection and Servicing

- 4.53 Refuse collection will be facilitated by the provision of two refuse collection points within the vicinity of both the Woodhead Lane and Wentworth Road accesses.
- 4.54 Refuse collection will be undertaken from the carriageway of Woodhead Lane to the east for the northern five dwellings. For the southern five dwellings; a refuse collection point will be provided just beyond the highway where the Blacker Post Office and Community Nursery are accessed and serviced from.

Landscaping

- 4.55 As part of the plans it is proposed to rebuild and reinstate/extend the drystone walls which were a feature of the site historically, but have degraded over time. Some of the ground will also be cleared to reveal the historic floor surface which includes driveway surfaces that have been covered up with undergrowth and debris. They are predominantly cobbles, paving and compacted gravel. Other new surfaces proposed including stone flag paving, block paving and gravel surfacing. Boundary treatments will largely consist of an estate style fence, coupled with the drystone wall mentioned above as is shown on the proposed site layout plan.
- 4.56 New soft landscaping is also proposed throughout the Site, as can be seen on the Proposed Block Plan (ref: 808_PL110E). The Arboricultural Impact Assessment recommends that three category U trees should be removed to minimise the risk of harm to people and property during and post-development. The report also recommends that a dead tree at the western site entrance should be retained as deadwood habitat by reducing its overall height to 4m. These recommendations are reflected on the plans.
- 4.57 The submitted Biodiversity Metric which accompanies the Ecological Impact Assessment demonstrates that a biodiversity net gain of 71.67% for habitat units and 89.86% for hedgerow units can be achieved on the Site. This will be achieved by incorporating a planting scheme with varied features and habitat types including tree planting, native hedgerow and wildflower areas.

SECTION 5: PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Site is located within the administrative boundary of Barnsley Metropolitan Borough Council and comprises the Barnsley Local Plan (adopted January 2019).
- 5.2 In addition to the Development Plan, the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are important material consideration providing guidance in the determination of planning applications.
- 5.3 The policies and guidance which are considered pertinent to these applications are summarised below.

The Local Development Plan

- 5.4 The Development plan for the area is the adopted Barnsley Local Plan. These documents are supported by a Proposals Map.

Barnsley Local Plan (2019)

- 5.5 Barnsley's Local Plan was adopted in January 2019 and its purpose is to set out how the Council will manage physical development of the Borough. This includes providing sufficient land in the right places to attract more businesses into the borough and to allow existing businesses to grow. It also aims to provide improved housing to meet existing need and the needs of future generations whilst at the same time protecting what is special about the borough.
- 5.6 Provided below is a list of the most relevant policies contained within the Local Plan, however a full list is provided at Appendix 1.
- Policy SD1: Presumption in favour of Sustainable Development
 - Policy GD1: General Development
 - Policy LG2: The Location of Growth
 - Policy H4: Residential Development on Small Non-allocated Sites
 - Policy H6: Housing Mix and Efficient Use of Land
 - Policy H8: Housing Regeneration Areas
 - Policy T3: New Development and Sustainable Travel
 - Policy D1: High Quality Design and Place Making
 - Policy HE1: The Historic Environment

- Policy HE2: Heritage Statements and general application procedures
- Policy HE3: Developments affecting Historic Buildings
- Policy BIO1: Biodiversity and Geodiversity
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy GB3: Changes of use in the Green Belt
- Policy CC1: Climate Change
- Policy CC2: Sustainable Design and Construction
- Policy RE1: Low Carbon and Renewable Energy

[The National Planning Policy Framework](#)

- 5.7 The NPPF sets out the Government's planning policies for England and how these should be applied.
- 5.8 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise (paragraph 2).
- 5.9 Paragraph 7 stipulates that the purpose of the planning system is to contribute to the achievement of sustainable development. To achieve sustainable development, paragraph 8 goes on to state that there are three overarching objectives which should be pursued in mutually supportive ways:
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.10 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.11 Paragraph 38 identifies that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.
- 5.12 Paragraph 39 states that early engagement has significant potential to improve efficiency and effectiveness of the planning application system and that good quality pre-application discussions enable better coordination between public and private resources and improved outcomes for the community.
- 5.13 Chapter 5 of the NPPF supports the Government's objective of significantly boosting the supply of housing. In this respect, Paragraph 60 details that it is important that a sufficient amount and variety of land can come forward where it is needed.
- 5.14 Regarding rural housing, paragraph 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 5.15 Paragraph 80 continues that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances are applicable. Two of these circumstances are as follows:
- the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting.
- 5.16 Chapter 9 of the Framework promotes sustainable transport. Paragraph 104 states that

transport issues should be considered from the earliest stages of plan-making and development proposals so that the potential impacts can be addressed.

- 5.17 When considering development proposals, paragraph 110 outlines that it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location,
 - b) safe and suitable access to the site can be achieved for all users; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 5.18 Furthermore, paragraph 111 states development should only be preserved or refused on highways on highways grounds if there is an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.19 Chapter 12 demonstrates the requirement for achieving well designed places and the need for good design as a key aspect to achieving sustainable development whilst being clear about design expectations which is fundamental to achieving acceptable and adaptable communal places. Paragraph 126 also references the need for high-quality buildings which are both beautiful and fundamental to sustainable development.
- 5.20 The Framework sets out a criteria at paragraph 130 for decisions regarding good design in developments as follows:
- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.21 Paragraph 131 seeks stress the importance which trees make in contributing to the character and quality of urban environments. They can also help to mitigate and adapt to climate change. Planning policies and decisions should ensure that opportunities are taken to incorporate trees elsewhere in developments and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.22 Chapter 13 focuses on the Green Belt. Paragraph 138 sets out the five Green Belt purposes, which are as follows:
- a) to check the unrestricted sprawl of large built-up areas
 - b) to prevent neighbouring towns merging into one another
 - c) to assist in safeguarding the countryside from encroachment
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.23 When considering proposals which effect the Green Belt, Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.24 Paragraph 148 continues:
- “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”
- 5.25 Paragraph 149 states that the construction of new buildings is inappropriate in the Green Belt. However, there are a number of exceptions to this, including buildings for agriculture and forestry; the provision of appropriate facilities for outdoor sport, recreation, cemeteries and allotments; extension and alterations to buildings; the replacement of a building; limited infilling in villages; limited affordable housing; limited infilling or redevelopment of previously developed land.
- 5.26 Paragraph 150 continues that there are certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
- a) mineral extraction;
 - b) engineering operations;

- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

5.27 Paragraph 159 states that development should be directed away from areas at highest risk of flooding. Furthermore, paragraph 167 states that, when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

5.28 Chapter 15 demonstrates the need for conservation and enhancement of the natural local environment as stated within paragraph 174, which can be achieved by:

- Protecting and enhancing valued landscape;
- Recognising the intrinsic character and beauty of the countryside and the wider benefit;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimising impacts on and providing net gains for biodiversity;
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

5.29 Chapter 15 seeks to conserve and enhance the natural environment. Paragraph 180 details that when determining planning applications, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Furthermore, development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

5.30 Paragraph 183 seeks to ensure that ground conditions are investigated. It states that decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

- 5.31 Chapter 16 of the NPPF focuses on conserving and enhancing the historic environment.
- 5.32 Paragraph 194 states that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 5.33 Paragraph 199 states the following regarding how the level of harm should be assessed:
- “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 5.34 Paragraph 200 continues that any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Furthermore, it states that substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
- 5.35 Paragraph 201 states that, where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 5.36 Paragraph 202 states that:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
- 5.37 Paragraph 208 states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Other Material Considerations

[Supplementary Planning Document: Barn Conversions \(May 2019\)](#)

- 5.38 Barnsley’s Barn Conversions SPD provides additional guidance when converting barns.
- 5.39 It states that traditional or historic farm buildings within the Borough tend to be characterised by external stone walls with relatively few window and door openings. Roofs tend to be simple in form, un-hipped and covered with natural stone slates or sometimes natural grey slate. It is important that conversions are designed so that the character of the building is preserved and to ensure that the impact upon the Green Belt, historic significance, and the visual amenities of the area is kept to a minimum.