

~~All new applications and amendments submitted between Monday 22nd and Friday 27th February 2024 may incur a delay in being~~

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Cote Green Farm"/>
Address Line 1	<input type="text" value="Finkle Street Lane"/>
Address Line 2	<input type="text" value="Wortley"/>
Address Line 3	<input type="text" value="Barnsley"/>
Town/city	<input type="text" value="Barnsley"/>
Postcode	<input type="text" value="S35 7DH"/>

Description of site location must be completed if postcode is not known:

Easting (x)

429949

Northing (y)

399304

Description

Applicant Details

Name/Company

Title

First name

Surname

Tue

Company Name

Wortley Wagyu Ltd

Address

Address line 1

Cote Green Farm Finkle Street Lane

Address line 2

Wortley

Address line 3

Town/City

Barnsley

County

Barnsley

Country

Postcode

S35 7DH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

S1 4TE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

Yes

No

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

Yes

No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 150 square metres?

Yes

No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 1000 square metres?

Yes

No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

Yes

No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

The proposal seeks prior approval for the change of use of an existing agricultural building at Cote Green Farm to a flexible commercial use falling within Use Class E. The development will allow Wortley Wagyu to establish a restaurant, farm shop, and butcher's within a single refurbished barn on-site.

Please provide details of any transport and highways impacts and how these will be mitigated:

The site benefits from an existing vehicular access point from Finkle Street Lane and a large on-site car park, which will serve primary customer parking. Additionally, a secondary overflow parking area has been identified within the farm to ease pressure during peak periods. No new access or formalised surfacing is proposed.

Please provide details of any noise impacts and how these will be mitigated:

The barn is over 120m as the crow fly's to the nearest dwelling (other than the farmhouse), between the barn and the nearest dwelling are a number of other barn buildings, as well a dense vegetation, there will be no risk of noise affecting nearby residents

Please provide details of any contamination risks and how these will be mitigated:

No risk of contaminants.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Not within Flood zone 2 or 3.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Daniel Bull

Date

04/08/2025