

2026/0160

Cannon Hall Farm Ltd

Cannon Hall Open Farm, Bark House Lane, Cawthorne, Barnsley, S75 4AT

Erection of a mixed use barn at first floor level above the existing silage clamps, part-educational use (Class F1) and part-leisure use (Class E).

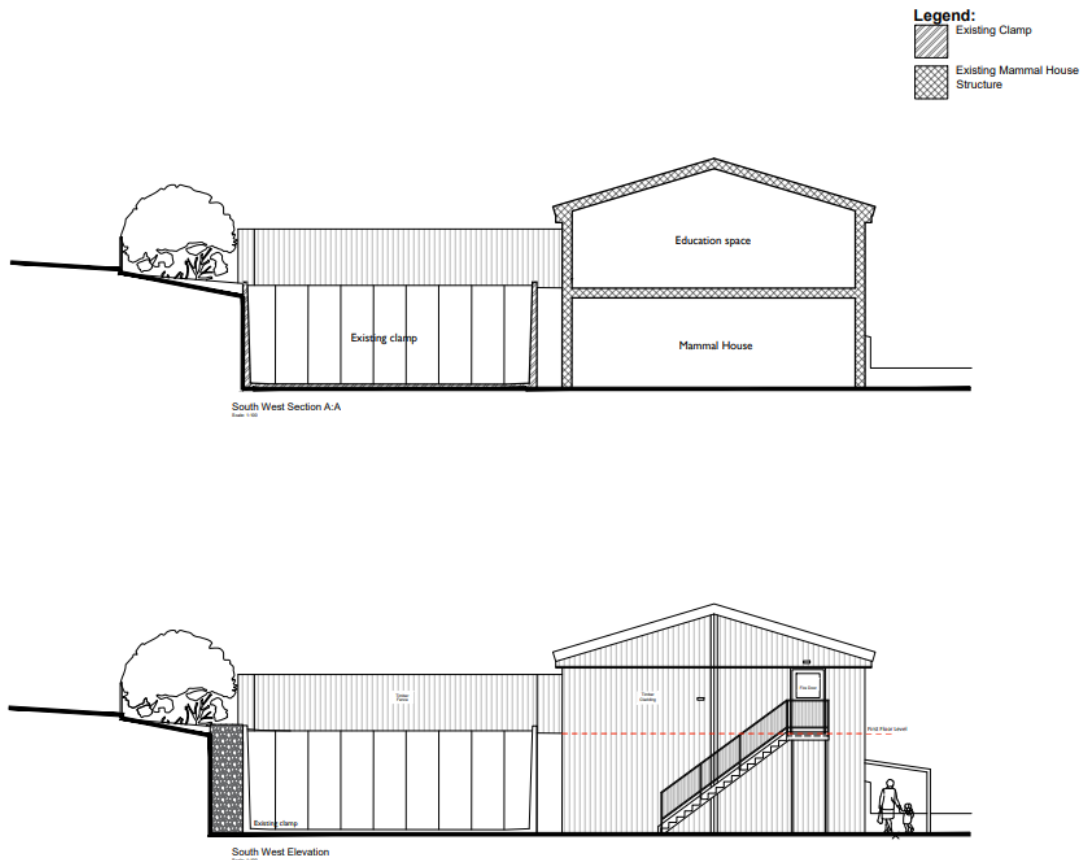
Site Description

The application relates to an area within the Cannon Hall Farm complex to the north west of the existing roundhouse. The site is located north of the grade II* Cannon Hall and is within the grade II registered parkland. The site area is within existing modern farm buildings and associated attractions.

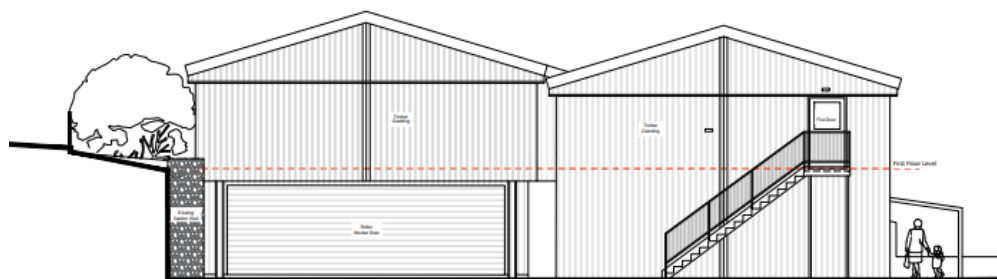
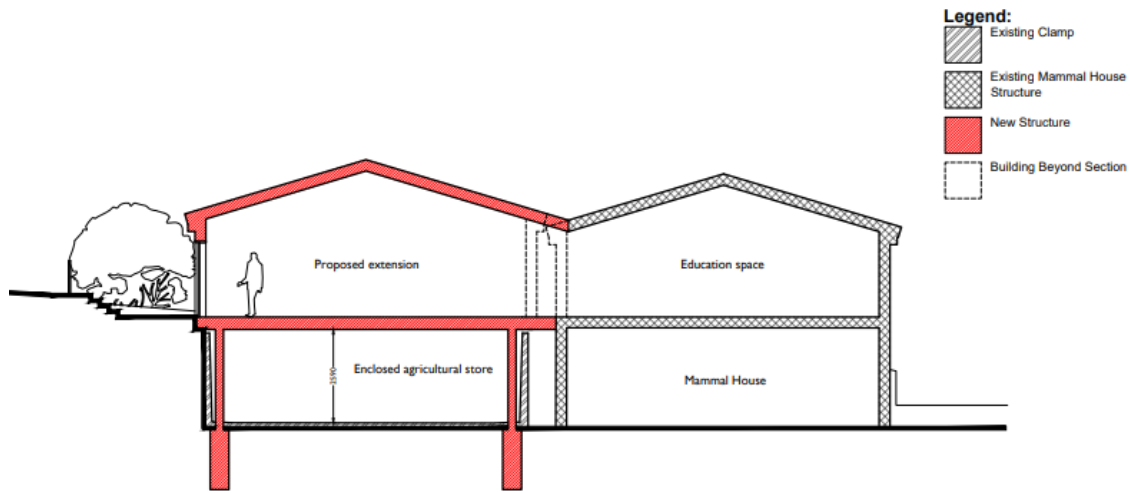
Proposed Development

The applicant seeks permission for the erection of a mixed use barn at first floor level above the existing silage clamps, part-educational use (Class F1) and part-leisure use (Class E).

Existing:



Proposed:



South West Elevation
Scale: 1:50

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan is the borough's statutory development plan which is supported by a series of adopted Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series

of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Green Belt

The development site sits in the Green Belt as identified within the adopted Local Plan. The site is also in close proximity to a number of listed buildings/structures and is within a registered park and garden. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development***
- ***Policy D1: High Quality Design and Place Making***
- ***Policy SD1: Presumption in favour of Sustainable Development***
- ***Policy T3: New Development and Sustainable Travel***
- ***Policy T4: New Development and Transport Safety***
- ***Policy LG2: The Location of Growth.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy CC2: Sustainable Design and Construction.***
- ***Policy GB1: Protection of Green Belt***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt***
- ***Policy HE1: The Historic Environment***
- ***Policy HE3: Developments affecting Historic Buildings***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes***
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Supplementary Planning Document(s)

- ***Sustainable Travel (Adopted July 2022).***
- ***Parking (Adopted November 2019).***
- ***Sustainable construction and climate change adaptation (July 2023).***
- ***Cawthorne Village Design Statement (November 2019)***

National Planning Policy Framework (December 2024)

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 sections include:

- ***Section 4: Decision Making***
- ***Section 6: Building a strong, competitive economy***
- ***Section 12: Achieving well-designed places***
- ***Section 13: Protecting Green Belt Land***
- ***Section 16: Conserving and enhancing the historic environment***

Consultations

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

Consultee	Summary of comments
Conservation Officer	No objection
Biodiversity Officer	No objection subject to conditions
Highways DC	No objection subject to conditions
The Coal Authority	No objection
South Yorkshire Mining Advisory Service	No objection
Historic England	No objections raised
Parish Council	No comments received

Representations

The application was publicised in accordance with requirements of the Development Management Procedure Order whereby neighbour notification letters were sent to adjoining and adjacent properties alongside a site notice erected near to the site. The application was also advertised in the press. No representations have been received.

Assessment

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 site lies within the Green Belt, where the construction of new buildings or structures is, in principle, regarded as inappropriate development. However, the National Planning Policy Framework (NPPF) identifies certain exceptions under paragraph 154, including new facilities which support outdoor recreation.

In this instance, the proposal is considered in accordance with para 154 (b) relating to outdoor recreation, given that the building will be used largely for educational and leisure purposes for children and schools in relation to farming and the wider farm site. . This exemption is subject to the requirement that such development preserves the openness of the Green Belt. The proposed building has been sited directly adjoining the existing Mammal House within the established farm complex. As a result, in longer-distance views, the development would be viewed against the backdrop of existing buildings, thereby reducing its visual prominence.

Overall, it is considered that the principle of development is acceptable, given its use and limited harm to the openness of the Green Belt in accordance with Local Plan Policy GB1 and the provisions set out in the NPPF.

Visual Amenity and impact on listed structures and parkland

The proposed building is located within an existing area of modern buildings of an agricultural style. The proposed new building/extension to the existing Mammal House

Cannon Hall Farm is located within the setting of Cannon Hall and several nearby listed buildings, and is wholly situated within the Grade II Registered Park and Garden. A detailed Heritage Impact Assessment (HIA) has been submitted, which assesses the significance of the site, the surrounding heritage assets, and the historic parkland.

To assess the visual effects of the proposal, a Landscape and Visual Impact Assessment has been provided. This includes agreed viewpoints from sensitive locations, with wireframe and rendered images used to illustrate the proposed development and its visual relationship with the surrounding heritage assets.

Currently, the silage clamp is open to the sky and has little discernible presence from views in the landscape. The ridge of the extended building is marginally higher than the existing mammal house, but its appearance is similar with vertical timber cladding and a pitched green profiled metal roof punctuated by twelve large rooflights. The former silage clamp is to be re-purposed as a secure storage area with a roller shutter to the southern GF / sub ground elevation.

The proposed building will be visible from the west, as illustrated in viewpoints 1, 2, and 4. When newly constructed, the change will be noticeable, particularly in views 2 and 4. However, the building's form, materials, and overall appearance are closely aligned with the existing development, and it is therefore unlikely to appear incongruous within its setting.

While the building exceeds the length of the existing mammal house, it will provide a degree of screening of structures located to the east. On balance, the level of visual intrusion into the parkland is considered to be low. As such, any resulting harm is likely to be minimal and would fall below the threshold of substantial harm.

Overall, the proposal is not considered to cause harm to the visual appearance of the area or harm the setting of the listed buildings or wider registered park and gardens. As such, the proposal is acceptable in accordance with Local Plan Policies D1, HE1 and HE4. This carries moderate weight in favor of the proposal.

Ecology/Biodiversity

The proposals only affect areas of built development/hard standing and therefore is exempt from Biodiversity Net Gain under the de minimis rule.

Photographs of the building to be affected by the proposals have been provided, which indicate that the building has negligible potential for roosting bats and therefore no further assessment in relation to these species is considered necessary to support the application.

The Biodiversity Officer has raised no objection to the proposal subject to securing biodiversity enhancements. These will be secured via condition. As such, the proposal would have no ecological harm and would accord with Local Plan Policy BIO1. This carries moderate weight in favour of the proposal.

Highways

The proposed extensions are not intended to facilitate an increase in staff numbers at Cannon Hall Farm, nor are they designed to independently increase visitor numbers, although it is acknowledged within the submitted Design and Access Statement that visitor numbers to the wider site are rising. The development will not provide for public vehicular access to the application site.

Accordingly, once construction has been completed, the proposal is expected to have minimal impact on the local highway network, with any additional traffic generation associated with the facility considered to be negligible.

The scheme is therefore acceptable in terms of highway safety and Highways Officers have raised no objection subject to a condition regarding a construction management plan to ensure that the initial construction work is carried out safely in accordance with Local Plan Policy T4. This will be secured via condition and weighs moderately in favour of the proposal.

Coal Mining / Contaminated Land

Initial objections were received from South Yorkshire Mining Advisory Service and The Coal Authority as the site lies within a High Risk Development Area and no information had been submitted to address this.

A Coal Mining Risk Assessment and Intrusive Investigation Report (26006/CMRA/001, May 2026) produced by REFA (Geotechnical, Civil & Structural Engineers) was undertaken to determine the likely presence of historic unrecorded shallow coal mining beneath the area of the proposed development.

Whilst the boreholes encountered coal seams, no evidence of them being worked were encountered (no broken ground / loss of flush). Accordingly, the report concludes that the site is considered to be very low risk and no further remedial treatment or consideration towards the issue of coal mining are required.

TCA and SYMAS have subsequently withdrawn their objections and consider that the application site is safe and stable for the proposed development. This carries moderate weight in favour of the proposed development.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to visual amenity, openness of the Green Belt nor will it negatively impact upon the nearby Listed Buildings or Registered Park and Gardens. 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 – Subject to conditions