

2021/0776

Mr Herbert Wistow

Replacement barn to store farm machinery

Land to the East of Wistow Lodge and North of Middlecliffe Lane, Little Houghton, Barnsley, S72 0HW

Description

The site is set to the north of Middlecliffe lane, Little Houghton, and occupies approximately 0.75ha. The existing barn is located to the south of the site. The land forms part of a larger farmstead equating to approximately 80ha. The farm holding number is 47/24/0118.

The site is positioned adjacent to the access road leading to and from Sandhill golf course. The boundary treatments to the south running parallel with Middlecliffe Lane is a combination of hedgerow and young trees set behind a dry stone walling. The applicant lives to the east of the site at Wistow Lodge.

The existing barn is of a standard steel construction with timber sides and a sheet roof. The barn is partly open to the front elevation and is screened by trees to the south. The barn is currently being used for livestock.



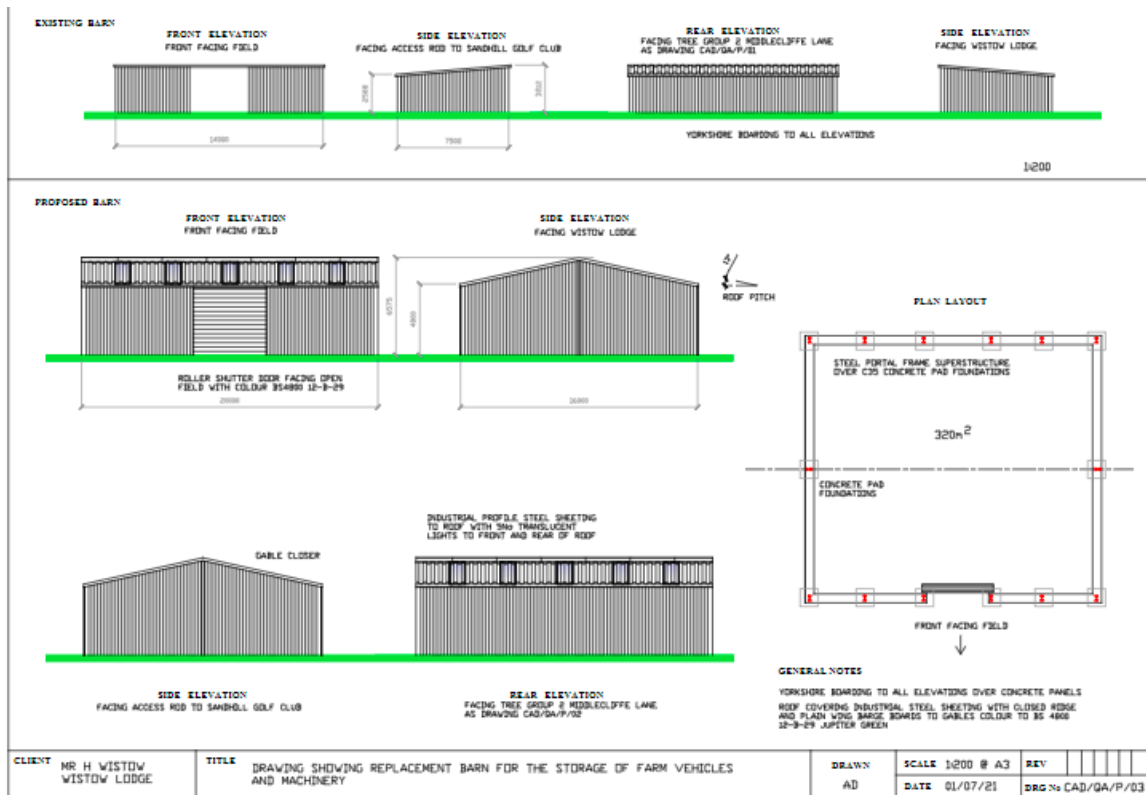


Proposed Development

The applicant wishes a replacement agricultural building measuring 20m by 16m. The building proposed is of a traditional agricultural appearance, constructed with Yorkshire boarding to the sides and a metal sheet roof. The building has one roller shutter door with roof lights. The

proposed building would be set further away from the trees along the boundary of the site in order to protect them from any damage during construction.

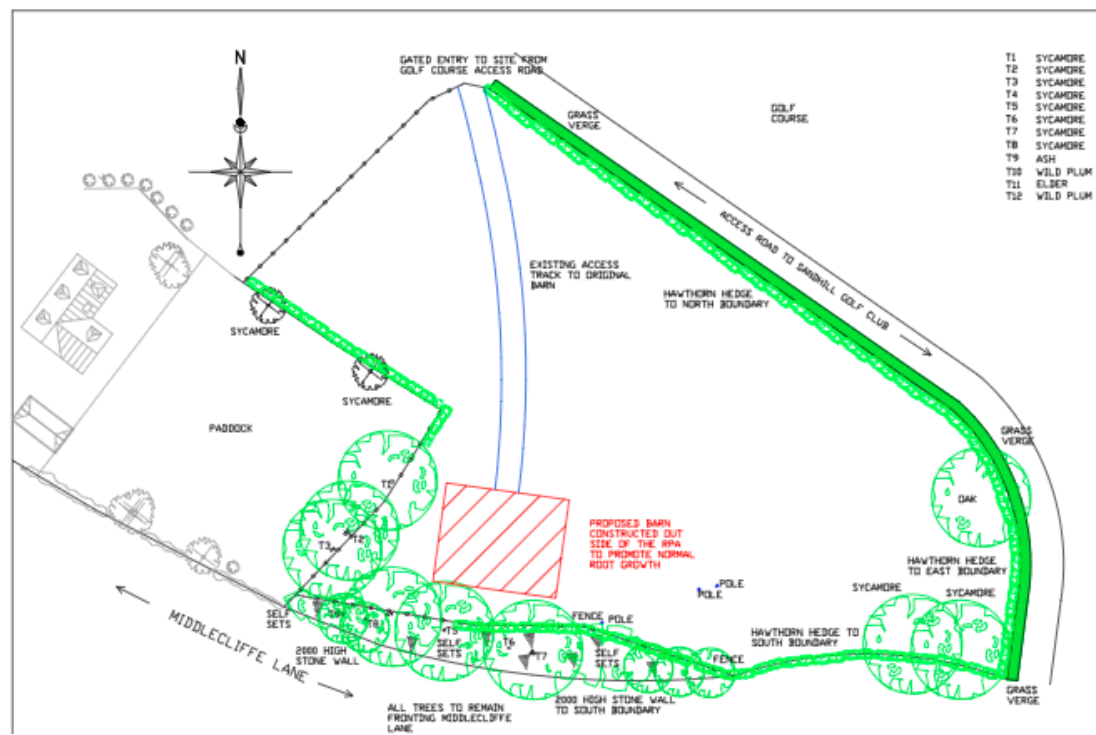
A tree survey and bat survey has been submitted with the application.



The agent has submitted the following justification for the building:-

‘The proposal is for the removal of an existing barn which is outdated and considered not fit for purpose, while the construction by replacement provides greater scope for the farmstead to develop. The larger replacement will provide:-

- 1.A means to effectively provide safe garaging facilities for expensive farm vehicles, plant and machinery, which are used on a daily basis.
- 2.The proposed building will aid in securing vehicles, plant and machinery from opportunist and the more sinister organised factions which target rural locations.
3. Significantly reduce the potential risk of theft.
- 4.Provide a dry and sustainable space to facilitate repair/maintenance of farm vehicles, plant and machinery on an ad hoc basis.
- 5.Provide a dry and suitable shelter from inclement weather conditions.
- 6.Provide a fundamental storage facilities for general farming resources.
- 7.Provide an essential sustainable/adaptable building.’



Layout Proposed

b) The development and diversification of agricultural and other land-based rural businesses

Section 12 – Achieving well designed places

Section 13 – Protecting Green Belt land

Consultations

Biodiversity Officer – Ecology Survey not required

Tree Officer – No comments received

Pollution Control – No objections subject to condition

Yorkshire Water – No comments received

Drainage - Details to be checked by Building Control

Ward Councillors – No comments received

Highways DC – No objection

Little Houghton Parish Council – No comments received

Representations

None

Assessment

Principle of development

The site lies within an area allocated as Green Belt land where new buildings are usually considered unacceptable unless they are for agriculture, sport or leisure. In this instance the building is for agricultural use and is therefore acceptable in principle subject to design, size and location.

The proposal involves the erection of an agricultural building which is to be used to support agricultural activities within the holding, for the general storage of equipment/machinery in connection with the land holding of approximately 80ha. Whilst the building is larger than the building it replaces, it is relative in size to the overall size of the land holding and the proposed multipurpose building is considered justified in accordance with the NPPF and GB1.

The applicant lives in close proximity to the site at Wistow Lodge, therefore there would be no requirement for further onsite living accommodation.

Visual Impact/Impact on Trees

In terms of visual impact, the building would be replacing a similar smaller barn and would have a purpose-built agricultural design which is acceptable in terms of visual amenity. The materials include Yorkshire Boarding and metal sheets to the roof and is of a design which is typical of agricultural buildings in the area.

The building is sited in a similar location to the existing building to be replaced, slightly further from the trees along the southern boundary in order to protect them from any possible damage

during construction. The Tree Officer has been consulted and has not made any comments. The Tree Report submitted with the application also provides details of tree protection measures, along with a plan. The proposed building would be outside of the root protection areas and subject to the proposed tree protection measures being put in place there should not be any significant impact upon the trees.

It is felt that the proposed building is justified, of an appropriate scale and has been sited in an acceptable location where it will not be prominent when viewed from Middlecliffe Lane. From other viewpoints it will be seen against the backdrop of the trees. The building is a standard agricultural building set on agricultural land, which are a feature of the landscape in this area. The proposal is considered to be acceptable in terms of visual amenity and impact upon the openness of the Green Belt in accordance with policy D1 and GB1 of the Local Plan.

Residential Amenity

The proposed building is of a significant distance from any residential dwellings and there should not be any impact upon residential amenity by way of disturbance, noise or smells from the use. The Pollution Control Officer has no objections to the proposal subject to a condition. The proposal is therefore considered to be acceptable in terms of residential amenity in accordance with Local Plan Policy Poll1.

Highway Safety

Highways have no objection to the proposal. The proposal replaces an existing building and once constructed there should not be any significant increase in movements from the site. The current access to the site is an access from the golf course. This aspect remains unchanged. The proposal should not cause any significant impact upon highway safety and is therefore considered to be acceptable in accordance with policy T4.

Impact on Protected Species

A bat survey has been carried out due to the existing barn being demolished. The Survey concludes that no signs of bats were found within the building and the building has a negligible potential for roosting bats. The Biodiversity Officer has been consulted and has raised no objection to the proposals.

Recommendation

Grant subject to conditions