

Application Reference: 2023/1150

Site Address: Land adjacent Cat Hill Farm, Hoylandswaine, Sheffield, S38 7JB

Introduction:

This application seeks full planning permission for the erection of a field shelter.

Relevant Site Characteristics

Cat Hill Farm is located in a rural area on the outskirts of Hoylandswaine off Cat Hill Lane. The land at Cat Hill extends to approximately 14 acres and is used for the grazing of sheep. The site is at a lower level than New Road to the north. The land slopes from north to south. Cat Hill Clough and an area of mature woodland is set to the east.

A flock of sheep are being kept on the site. A stable building has been erected adjacent to Cat Hill Lane but this does not form part of the application.

Site History

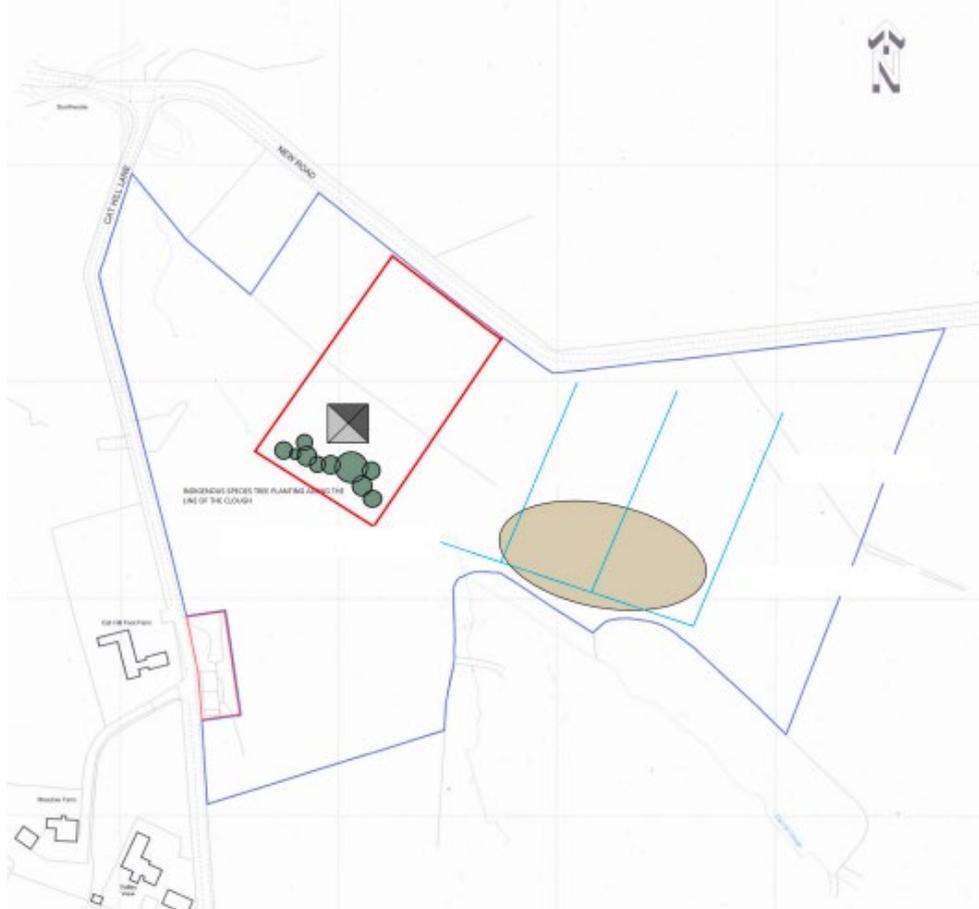
Application Reference	Description	Status (Approved/Refused)
2021/1699	Agricultural storage building (Prior Notification Agricultural)	Prior Approval required, no further information received
2023/0032	Prior approval application for the excavation or deposit of waste material necessary for the purposes of agriculture	Prior Approval granted

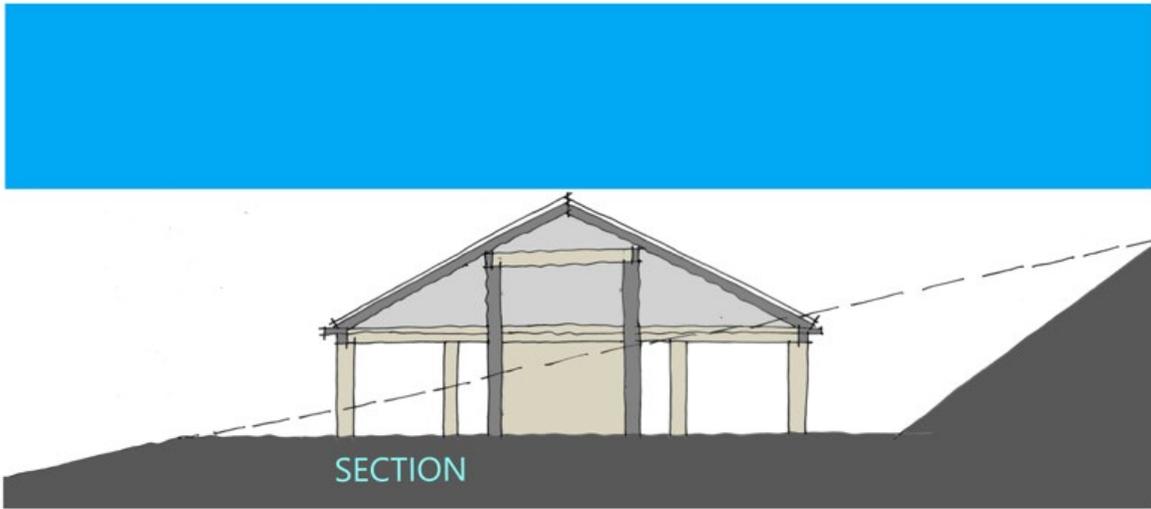
Proposed Works

The application is a full planning application for the erection of a field barn in order to provide shelter for livestock. The proposed building is to support the existing farming operation at the site and is to provide a covered area for lambing and storage of winter feed. The total dimensions of the building are approximately 17m by 17m and 8.5m in height with an hardstanding of approximately 21.5m by 21.5m. The walls are to be clad in natural stone and with a steel roof. Landscaping is proposed to the south of the building. Justification has been submitted in support of the proposal as part of the planning statement:-

‘This farming enterprise is based on a suckler herd and a flock of breeding ewes. 192 ewes are currently lambing at Cuckhold Farm. A yield of approximately 280 lambs is anticipated. As access to these building will not be available for the next lambing season an alternative facility is required. The land at Cat Hill extends to approximately 14 acres and is well drained, which is ideal for over-wintering sheep. The siting of the building has been influenced by the ground conditions, the visibility of the whole parcel of land and the absence of shading trees. A team of three will work 8 hour shifts throughout the lambing season, which will overcome any concerns regarding travelling time. This will ensure that someone is always on site.’

During the processing of the application, the building was moved to the northern part of the site away from the neighbouring residential dwellings and further plans provided in the form of cross sections to show how the building would be set into the sloping land.

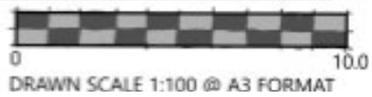


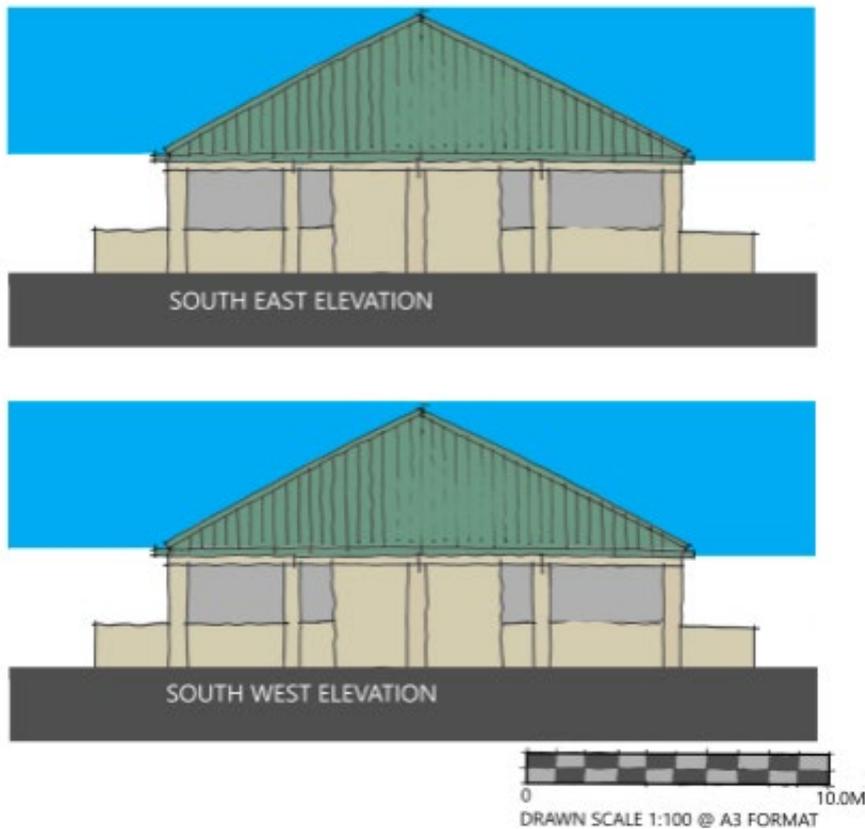


CAT HILL FARM GUNTHWAITE
SUBMISSION DRAWING

4183-20

W.H.P





Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy GB1 Protection of Green Belt
- Policy POLL1 Pollution Control and Protection

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012

and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

Supporting a prosperous rural economy.

Para 88. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;

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

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

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

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site.

The following representations have been received to the application and re-consultations have been made following amendments. 5 objections have been made, and some objectors have commented more than once. The following concerns have been raised:-

- Concerns raised with regard to the need for the building and the size
- There is ample and sufficient accommodation as Cuckold Carr Farm to meet the applicants need
- The lambs will need supervision
- Concerns raised with regard to an unauthorised stable adjacent to the site and use for horses

- The applicant has during the last year carried out deep excavations on the land to extract stone
- Cat Hill Lane is an extremely narrow, single width carriageway clearly not designed to accommodate modern day agricultural machinery and associated vehicle movements
- Concerns regarding impact upon visual amenity and Green Belt
- The building is isolated
- The site floods, concerns regarding drainage
- Impact of animal waste and damage to the environment
- Concerns regarding accuracy of plans
- Highway impact from construction vehicles
- Impact on the hillside from cut and fill from building and access and disfigurement of the valley side and visual destruction
- The building would be clearly seen from all directions
- Further consultations should take place following the submission of the amended plans

Consultee responses

Parish Council – No comments received

Highways – No objections

Pollution Control – No objections

Ward Cllrs – Cllr Burnett states that ‘there are a number of planning applications in for this area that if all approved would change the nature of this very rural small area.’

Drainage – No objections details to be checked by Building Control

Yorkshire Water – No comments received

Planning Assessment

Principle

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. Paragraph 88 of the NPPF also states that planning policies and decisions should enable: ‘the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings and the development and diversification of agricultural and other land-based rural businesses’.

Justification has been submitted in support of the proposal as part of the planning statement. The proposed building is to support the existing farming operation at the site and at the time of the site visit, a flock of sheep were seen grazing on the land. The applicant has an established agricultural business and the building will be used to shelter livestock and for lambing purposes and is therefore justified.

Visual Amenity/Impact on Openness

In terms of design, siting and materials, the proposed building is a purpose-built agricultural design with partially open sides, constructed of stone with a sheet roof. The building is of a similar size to other agricultural buildings in the area and is limited in size and height to what

is necessary for the agricultural operations on site. In terms of siting, the building has been moved to the north of the site away from residential properties and the cross section shows that the building would be set into the slope of the land, further reducing its impact visually. Once the cut and fill works have been completed and landscaped then there should not be any significant impact upon the character or openness of the Green Belt. Landscaping is also proposed in order to soften the building from views from the south and final details of the planting should be conditioned to be submitted upon commencement of the development.

Agricultural buildings such as the one proposed, are a feature of the rural landscape and would not have any significant impact upon openness of the Green Belt. The proposal is therefore acceptable in terms of visual amenity and impact upon the openness of the Green Belt, in accordance with policies GB1 and D1 of the Local Plan.

Pollution Control

Pollution Control have also stated that this development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality and no conditions are required. The building is set a significant distance from the neighbouring dwellings. In terms of animal waste and smells, the site is set in a rural location where agricultural operations are expected, however the building is set away from neighbouring dwellings so this should not cause any significant impact in accordance with Local Plan Policy POLL1.

Highways

The Highways Officer has no objection to the proposal. The building will be accessed via an existing access of Cat Hill Lane. Given that the building will be used for agricultural purposes and the surrounding rural roads are used by agricultural vehicles, there should not be any significant impact upon highway safety, during construction or during its use. The Highways Officer has stated that 'Once the construction work is complete, there will be very few highway implications with the only additional traffic generation likely to be that to support site operations and general maintenance activities at the facility. The scheme is acceptable from the perspective of highway development control. No specific conditions are deemed necessary.' The proposal is acceptable when measured against policy T4 of the Local Plan.

Drainage

Concerns have been raised with regard to the drainage of the site and flooding, however the Drainage Officer and Yorkshire Water have been consulted and have no objections. The building is located within Flood Zone 1 where there is the lowest probability of flooding, therefore there should not be any significant impact upon drainage or flood risk from the proposed building or cut and fill works.

Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be an acceptable and justified form of development within the Green Belt which supports and existing agricultural use. The proposal would not significantly harm the openness of the Green Belt, visual amenity, residential amenity, flood/drainage risk and highway safety and is therefore recommended for approval.

Recommendation

Approve subject to conditions

**STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY
DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.