

Planning and Building Control,  
Barnsley MBC,  
PO Box 634,  
Barnsley  
S70 9GG

**Date:** 9 May 2024

**Our ref:** 64918/01/JG/RBa/30484016v3

**Your ref:** PP-12867711

Dear Sir/Madam

## **Change of Use of Existing Agricultural Building to Water Bottling Facility (Use Class B2) at Liley Farm, Liley Lane, Millhouse Green**

On behalf of the Applicant, Marsdens Farms Ltd, we are pleased to submit a planning application proposing the change of use of an existing agricultural building to form a water bottling facility (Use Class B2) at Liley Farm, Liley Lane, Millhouse Green.

### **The Site**

Liley Farm comprises 2.04 acres of land. It lies to the immediate south of Liley Lane, just 145 metres east of the A628 Manchester Road and 1.3 km south-west of Millhouse Green. This planning application relates to the change of use of an existing agricultural building which is located within the southern part of a cluster of agricultural buildings (shown in red in Figure 1 below). The building extends to 856sqm (GEA) and is of permanent and substantial construction with a concrete blockwork plinth and corrugated metal walling and roofing.

Figure 1



## The Proposed Development

Marsdens Developments Ltd is currently exploring options to diversify its existing agricultural operations at Liley Farm to provide additional income streams in order to support and ensure the long-term viability of this rural farming business as an agricultural operation in line with the Government's aspirations. Such an approach is encouraged by both local and national planning policy which seeks to enable the development and diversification of agricultural businesses and supports the sustainable growth of all types of business in rural areas, including through the conversion of existing buildings<sup>1</sup>.

Preliminary investigations have identified that Liley Farm is a suitable location for the abstraction of water, and the Environment Agency has granted the Applicant an 18-year licence to abstract 30,000 cubic metres of water per year for the purposes of providing a 'commercial supply to bottle water for drinking'.

In order to house the necessary equipment to extract, process and bottle drinking water, this application seeks planning permission for:

*"Change of use of an existing agricultural building to water bottling facility (Use Class B2)".*

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<sup>1</sup> Policies E6 (Rural Economy) and GB3 (Changes of use in the Green Belt) of the Barnsley Local Plan National Planning Policy Framework Paragraph 88

Please note that this planning application simply seeks confirmation that the change of use of the agricultural building to form a bottling facility would be appropriate within this location. On this basis, the submitted plans do not show any external alterations to the existing agricultural building or wider site to facilitate the proposed use at this stage. If planning permission is granted for the change of use of the existing agricultural building to a water bottling facility, a further planning application (or discharge of condition application) would then be made to secure approval for any required physical alterations to the building alongside the installation of the boreholes, plant and any other necessary physical works.

The accompanying Planning Statement explains the proposals in further detail and demonstrates that the principle of a water bottling facility in this location would be acceptable and would comply fully with the requirements of Policies E6 (Rural Economy) and GB3 (Changes of use in the Green Belt) of the Barnsley Local Plan and also the requirements of the National Planning Policy Framework, all of which seek to support the diversification of agricultural businesses and the sustainable growth of businesses in rural areas.

The proposals constitute appropriate development in the Green Belt as they comprise the re-use of buildings which are of permanent and substantial construction, would preserve the openness of the Green Belt and would not conflict with the purpose of including land within it. Given the location of the water source, the proposed development is required in this specific location and as the scheme involves the reuse of an existing agricultural building without physical alteration, there would be no impact upon the character and quality of the environment, landscape, biodiversity or the Green Belt. The proposals would support the diversification of this rural business, enabling the ongoing viable operation of the farm alongside an appropriate commercial use.

The application is accompanied by a Transport Statement which demonstrates that safe and suitable access for commercial vehicles associated with the proposed bottling facility could be achieved from Liley Lane.

A Preliminary Ecological Appraisal demonstrates that the proposed development would not have any impact upon any designated sites and that all habitats present on site are of negligible importance. As the site comprises entirely built form, the development falls within the de minimis exception for Biodiversity Net Gain.

Overall, the planning application submission demonstrates that the proposals fully accord with local and national planning policy and are acceptable in planning terms.

## **Application Submission**

The application has been submitted via the Planning Portal (ref. PP-12867711) and comprises the following information:

- Application form and ownership certificates
- Covering letter (this document)
- Planning Statement
- Transport Statement
- Preliminary Ecological Appraisal

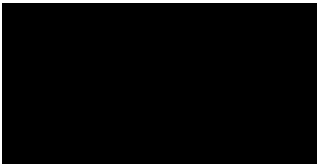
- Architectural Drawings:
  - Site Location Plan (22328-FSA-IU-SI-DR-A-0002 P02)
  - Existing and Proposed Site Plan (22328-FSA-IU-SI-DR-A-1003 P02)
  - Existing Elevations (22328-FSA-IU-XX-DR-A-2003 P02)
  - Proposed Elevations (22328-FSA-IU-XX-DR-A-2103 P02)
  - Existing Plans and Roof Plan (22328-FSA-IU-ZZ-DR-A-1004 P02)
  - Proposed Plans and Roof Plan (22328-FSA-IU-ZZ-DR-A-1104 P02)

The requisite planning application fee of £578 has been paid via the Planning Portal.

## Summary

We trust that you have sufficient information to validate the application. If you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully



**Ryan Barrett**  
Planner  
MPlan (Hons)