

Application Reference: 2025/0124

Site Address: Common Side Farm, North Lane, Cawthorne, Barnsley, S75 4AQ

Introduction: The application seeks full planning permission for the change of use of 2x existing outbuildings (Barn & Stable) to form 2x Holiday Let properties

Relevant Site Characteristics:

The site is situated within a former farmstead approximately 140m along a single lane track, and public right of way leading from the junction of North Lane and Gadding Moor Road, around 1.6km northwest of the village of Hoylandswaine and 3km southwest of the larger village of Cawthorne. The closest neighbour is located approximately 220m to the east of the application dwelling and shares the same access track.

A farmstead of similar layout appears on the 1895 Ordnance Survey map, but an original construction date is unknown and none of the structures are historically listed. Also unknown is when the farmstead was separated from the surrounding farmland but the ownership of the whole farmstead, comprising of a large stone structure, a detached wooden garage, and detached stone stable block, along with an adjacent piece of land is different to the surrounding farmland.

The red line boundary for the application site separates it from the attached residential premises which would remain with its own curtilage but have dedicated parking spaces within the application site and access to their existing garage/store. The application site itself comprises of a section of the original stone structure, described as a barn, a separate detached structure identified as stables, dedicated parking provision, amenity space and shared access to the site. Both the barn and stables are constructed of stone akin to that found within a drystone wall and feature large tiled, gable style roofs. The dwellinghouse section of main structure has been previously extended and has current planning approval for demolition of a single storey rear extension and replacement with two storey rear extension. The attached barn section, apart from repairs appears to be original and not extended. The stable block whilst generally appearing as old as the principal structure, features a later, small single storey lean-to extension, demonstrated by its smaller scale and construction with more contemporary stonework.

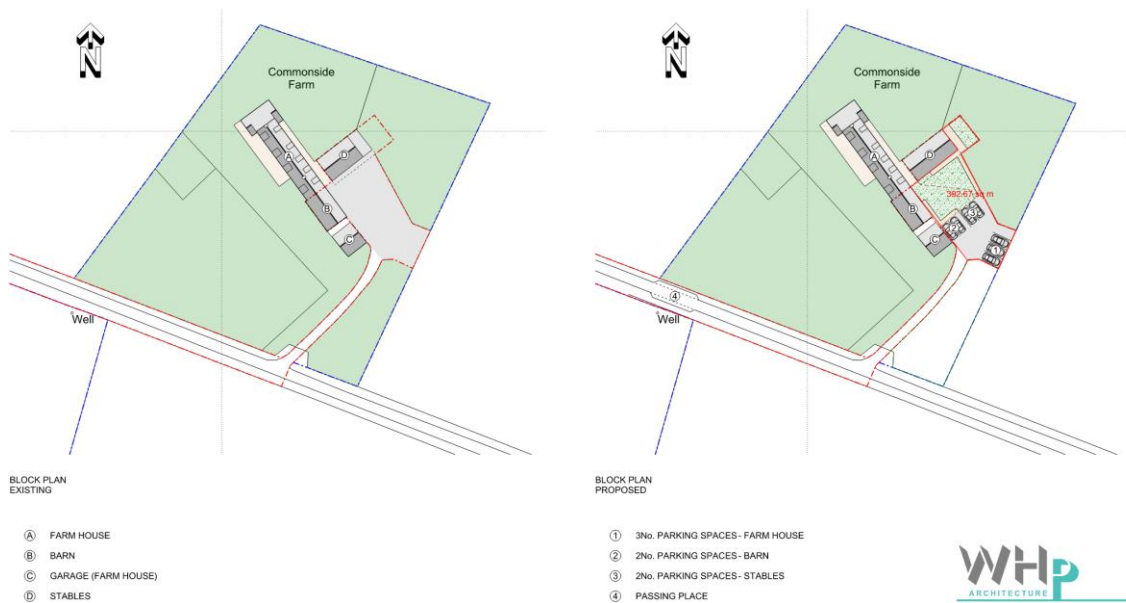
Site History

Application Reference	Description	Approved or Refused
2024/0416	Demolition of single storey rear extension, and replaced with 2 storey rear extension to 2 storey detached dwelling.	Approved
B/92/0289/PR	Use of land to form extension to domestic curtilage	Refused
B/81/1378/PR	Extensions to dwelling	Approved

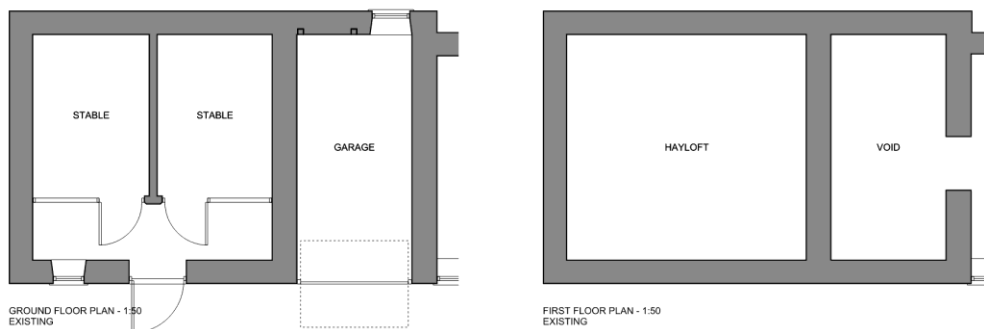
Detailed description of Proposed Works

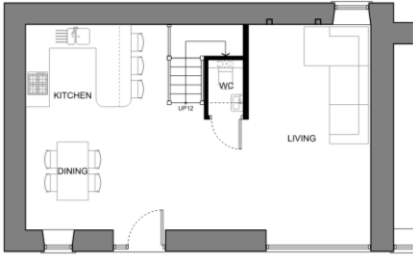
The proposal is for the conversion of an existing semi-detached barn, attached to a residential dwelling, and a detached stable block into two separate units of holiday let accommodation. The external works to the barn conversion would involve the re-use of the existing openings and the introduction of rooflights. There would be no overall increase in ground footprint of the structure. The external works to the stable block would involve the re-use of existing openings, the widening of openings on the south-east elevation for windows, and the extension of the roof over an existing single storey side extension. Additional works would include improvements to the access track, as required by Highways, and landscaping works upon an area of predominantly hard standing, to provide allocated parking provision for the holiday let units and existing residential dwelling, along with amenity space for the holiday let units. A small additional area of garden curtilage would also be utilised as amenity space for the converted stable block.

Existing and Proposed Block Plans

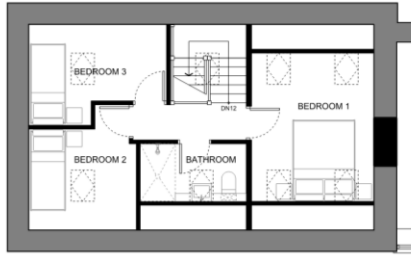


Existing and Proposed Barn Plans and Elevations

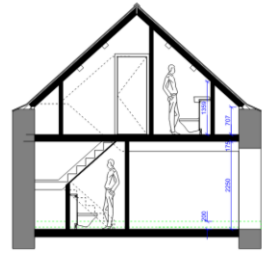




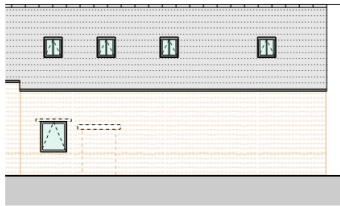
GROUND FLOOR PLAN - 1:50 PROPOSED



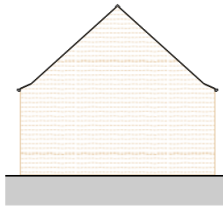
FIRST FLOOR PLAN - 1:50 PROPOSED



SECTION - 1:50 PROPOSED



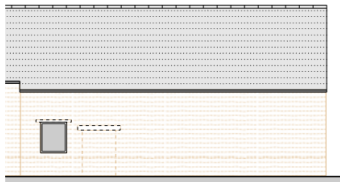
SOUTH WEST ELEVATION - 1:100 PROPOSED



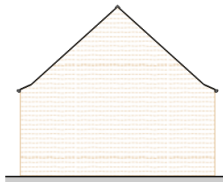
SOUTH EAST ELEVATION - 1:100 PROPOSED



NORTH EAST ELEVATION - 1:100 PROPOSED



SOUTH WEST ELEVATION - 1:100 EXISTING

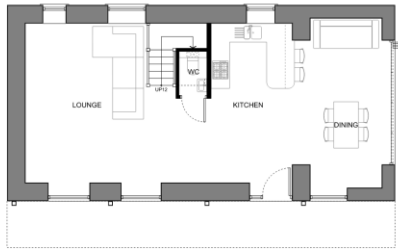


SOUTH EAST ELEVATION - 1:100 EXISTING

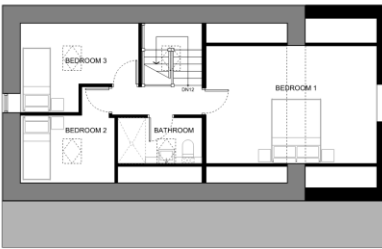


NORTH EAST ELEVATION - 1:100 EXISTING

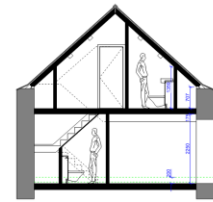
Existing and Proposed Stable Plans and Elevations



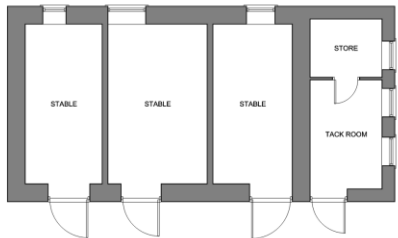
GROUND FLOOR PLAN - 1:50 PROPOSED



FIRST FLOOR PLAN - 1:50 PROPOSED



SECTION - 1:50 PROPOSED



GROUND FLOOR PLAN - 1:50 EXISTING



FIRST FLOOR PLAN - 1:50 EXISTING



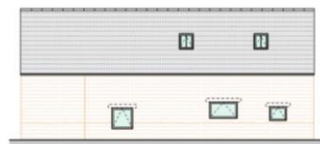
SOUTH WEST ELEVATION - 1:100 PROPOSED



SOUTH EAST ELEVATION - 1:100 PROPOSED



NORTH EAST ELEVATION - 1:100 PROPOSED



NORTH WEST ELEVATION - 1:100 PROPOSED



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 GD1: General Development.
- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy E5: Promoting Tourism and Encouraging Cultural Provision
- Policy E6: Rural Economy
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy GB3: Changes of use in the Green Belt
- Policy T4: New Development and Highway Safety
- POLL1: Pollution Control and Protection

Cawthorne Local Neighbourhood Plan

A referendum took place on 10 June 2021. It was resolved to make the Cawthorne Neighbourhood Development Plan on 14 July 2021. It now makes up part of our statutory development plan.

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 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.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Barn conversions
- Biodiversity and geodiversity
- Cawthorne village design statement
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

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 in a prominent position near the development site.

No comments were received.

Ecology:

There was no objection but a requirement for a bat survey to be submitted and consequential addition of bird and bat boxes to the development.

Highways Drainage:

The drainage proposals were considered acceptable with the option for building control to carry out further checks during the construction phase.

Highways:

Following initial concerns, a more detailed highways plan was required which would include improvements to the access track including adequate access for fire engines. Following the submission and the review of the plan, Highways approved the proposed works subject to conditions,

Mining Remediation Authority (Coal Authority):

With a limited amount of construction identified within the proposal, there is no objection to the proposal from the Authority. An informative has been requested to be attached to the decision notice detailing the process if anything relevant is discovered during the proposed works.

Pollution Control:

To minimise unnecessary disturbance throughout construction, a condition states that all work must be carried out within the designated standard working hours. Pollution control did not raise any additional concerns.

Public Rights of Way:

There were no objections, but it was requested that any decision notice should include an informative describing the procedure for works that impact a public right of way.

South Yorkshire Mining Advisory Service (SYMAS):

No objection and confirmed the proposal is exempt from the coal mining risk assessment requirements.

Yorkshire Water:

After Yorkshire Water's initial acknowledgement, there was no subsequent follow up, indicating that they had no comments or objections.

Parish Council:

No comments or objections were received.

Planning 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 & Impact on Green Belt

The proposal is for works to convert a barn attached to the existing dwelling and a detached stable block into two units of holiday let accommodation. Both buildings are currently part of a residential farmstead located within land designated as Green Belt. On this occasion, Local Plan Policy GB3 which allows for changes of use within the Green Belt would be the primary policy to which the application must adhere with additional consideration of Local Plan Policy GB2, which relates to the replacement, extension and alteration of existing buildings in the Green Belt.

Local Policy GB3

‘We will allow the change of use or conversion of buildings in the Green Belt provided that: The existing building is of a form, scale and design that is in keeping with its surroundings; The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use; The proposed new use is in keeping with the local character and the appearance of the building’

Local Policy GB2

‘Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.’

The application proposes the reuse of existing ancillary structures (present since at least 1948) which have seemingly been for a considerable amount of time, unrequired for original agricultural purposes. In reusing existing buildings, and with limited external structural development proposed, the proposals would be compliant with Section 13, paragraph 154 of the NPPF, which states that ‘Development in the Green Belt is inappropriate unless one of the following exceptions applies:’ Specifically for this application points c. & h.iv of the listed exceptions would apply. ‘c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’ and ‘h) iv. the re-use of buildings provided that the buildings are of permanent and substantial construction’.

With proposed external changes to the exteriors of the barn and stable block mostly limited to changes of doors, windows and their openings, the proposals would retain the scale of the original structures but there would be some impact to the design and character. The original structure featuring the barn, and either the original or a possible replacement stable block, have been a constant feature of the farmstead since at least 1948. In addition to the NPPF requirement of a ‘permanent and substantial construction’, policy GB3 also requires that the structures would not require major works or complete reconstruction. Following a request, the applicant has provided a basic structural survey which indicates that ‘the existing structures are of strong masonry construction and can be converted for use as residential units subject to the minor remedial works as noted. Any additional works can be carried out internally independent of the existing structure.’ In agreement with a brief review of the report by a building control officer, the report did note that the report was visual only and that additional checks of

foundations and other intrusive checks of non-visible structural features would be required prior to or during any construction work following an approval of planning consent.

In further regard to policy GB3, the proposed use of the renovated buildings as holiday let units would be in the broadest sense similar to the existing residential use of the principal dwelling within the farmstead. However, unlike permanent residential accommodation, which has not been assessed as part of this proposal, the change of use to holiday let units would be expected have less impact upon the Green Belt through limited permanent settlement and domestication of the units. At a lesser level, the two units would potentially support the local economy through provision of accommodation for tourists and any incidental money spent at local business. To ensure continued appropriate use of the units, conditions will be added to ensure the units remain as short term holiday let accommodation, without first applying for appropriate planning approval for any other change of use.

In accordance with paragraphs 18.6 & 18.7 of the local plan, relating to Policy GB2, it would be the principal, larger building with an approximate original floorspace of 348 sqm, taken from planning application 2024/0416 which would be considered as the original building as it features a residential dwelling. The stable block would be considered as an outbuilding, along with a later detached garage. Even though the proposed development features its own red line boundary, in current local policy, regardless of ownership or separation, the original building of approximately 348sqm would always be considered as the principal building and base line for Green Belt calculations across the farmstead known as Commonsides Farm.

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. The local plan allows for extensions, which also includes outbuildings, of up to double the size of the original dwelling. Sizing is based on floorspace measured externally and excludes floorspace within roof space. Following the erection of an older extension and the inclusion of outbuildings, the original dwelling size of 348sqm has increased to approximately 541sqm or by 55.5%. If the subsequent approved works from application 2024/0416 are implemented, the floorspace would be further increased to approximately 584sqm or a 68% increase. As all additional floorspace within the proposed works of this application are within roof space, there would be no further increase to size of the original dwelling or broader farmstead.

With both the proposed change of use, and proposed works being compliant with local Green Belt policies GB2, GB3, subject to further assessment against other local policy requirements; in principle the proposal would be considered acceptable and would not be inappropriate development within or cause harm to the Green Belt.

Proposals should also be of a high standard design, respect the character of the existing building and its surroundings and have no adverse effect on the amenity of local residents, visual amenity of the area or highways safety. These considerations are discussed in more detail below.

Scale, Design and Impact on the Character

Planning permission 2024/0416. allow for the demolition of the existing extension, at the northwestern end of the principal structure and its replacement with a two-storey extension, adding approximately 43sqm to the existing dwelling, as outlined in the green belt calculations

above. This is relevant to this application as the barn is attached to the dwelling house which is potentially being extended.

For the barn conversion itself, there is limited external structural work proposed, largely comprising new or replacement windows and doors, along with new rooflights. Much of the work is concentrated on the northeastern elevation, which looks inwards into the existing curtilage. Four of the proposed rooflights, along with a reinstated glazed window will however also feature on the southwest elevation, looking towards the access track. With the barn being attached to the existing residential dwellinghouse, the external modifications would have a limited impact on the scale, design and character of the overall structure.

For the stable block, whilst the works again are principally new, replacement or reinstatement of doors, windows and rooflights, the existing proposed lean-to extension is proposed to be extended into a full height side extension, but without an increase in width. The change in character of the stable block would be more significant than the barn, with the most impactful feature being a set of glazed bifold doors and an extended window opening within the gable end of the northeast elevation of the stable block, which overlooks the side curtilage of the farmstead and agricultural fields beyond. With the stable block being separate to the existing dwellinghouse, the proposed works and use of the stable block would be considered to have a modest impact on the scale, design and character of the original stable block and broader farmstead.

Much of the remaining proposed works would be internal works, refurbishment and landscaping, including allocated parking provision for the holiday lets and dwelling house, located within the red line boundary of the application site. When all proposed works and use of the holiday let units are considered together, the impact on the scale design and character of the farmstead would be considered as modest.

With compliance with local policies G1 and D1, this carries moderate weight in favour of the application.

Impact on Neighbouring Amenity

Due to the semi-isolated location of the proposed holiday lets, the closest neighbouring dwelling would be the applicant's own dwelling which adjoins the proposed converted barn and would have allocated parking provision within the proposed development. Once operational, some impact on their amenity would be expected due to the frequently changing nature of occupants of the holiday lets and use of their use of the shared parking and amenity space. If the applicant's dwelling was sold or let, new occupants would be aware of the nature of the adjoining and adjacent holiday let units, so should be aware of any potential impact on their amenity. Therefore, it would be considered that the potential impact on the existing residential dwelling would be modest.

For the closest neighbouring property, which also shares the access road, impact on their amenity would predominantly be limited to increased vehicle usage of the shared access track but this is mitigated by required improvements, including passing places, which must be

completed before use of the development begins. Due to the distance of this neighbouring dwelling and the neighbouring dwelling on the opposite side of North Road, any additional impact on their amenity should be minimal and comparable to what may be expected from domestic premises. With these considerations noted, the overall impact on neighbouring properties outside of Common Side Farm would be considered as limited.

With compliance with local policy GD1, this has a moderate impact in favour of the proposal.

Highways

Following initial concern from highways a new block plan was submitted which addressed the issues raised. To ensure highway safety is maintained, there is a requirement that the works proposed within the WHPG25-0043-104C Block Plan are completed before the development is brought into use. The same plan also provides three distinct areas of allocated parking spaces comprising of two spaces for each holiday let and three spaces for Comon Side Farm. Following the completion of works, there would be little or no impact on highway safety or parking provision.

Planning Balance and 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 a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- The access road was on an insufficient standard. A plan outlining improvement was submitted and accepted by Highways.
- Ecology required a bat survey to be carried out and subsequential information outlining where a bat and bird boxes would be installed within the development.
- A structural survey was requested to provide indication that the existing barn and stable block would be suitable for the proposed development, subject as always to separate building control check and approval following any approval for planning consent.

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.

Conditions and Informatives

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the amended plans (Barn Plans and Elevations WHPG 25-0043 101; Stable Plans and Elevations WHPG 24-0043 102; Highways Information WHPG25-0043-104C BLOCK PLANS; Location Plan WHPG 25-0043 100) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. The external materials shall match those used within the existing buildings.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
4. The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times.
Reason: To ensure that satisfactory access, off-street parking and manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.
5. During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1
6. The development shall be completed in line with the recommendations in the Bat Presence/Absence Survey Report (16th June 2025, ref: UES04844/03), Bat and Bird Box Plans (drawing ref. WHPG 25-0043, 105, 04.08.25) and the conditions of the planning permission. All the recommendations shall be implemented in full.
Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1
7. The two units of holiday let accommodation hereby approved shall be used for holiday purposes only and not as permanent residences.
Reason: To ensure the property is used appropriately to increase the supply of holiday accommodation in the Borough and to safeguard the appearance of the Green Belt.

8. The holiday let units shall only be occupied as a holiday lets and shall not be occupied by any individual family or group for more than 4 weeks in any one period of 12 months.

Reason: To ensure the property is used appropriately to increase the supply of holiday accommodation in the Borough and to safeguard the appearance of the Green Belt.

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner

2. A public right of way (Cawthorne FP 26) runs alongside the proposed development site. Safe public access on the right of way should remain available whenever possible, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.
3. Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? –

<https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidancenotes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>.