

---

**Ref 2015/0271**

Applicant: Mr &amp; Mrs Leadbeater

Description: Erection of extension to existing hay barn including change of use to allow the production, storage and sale of animal feeds

Site Address: Land at Lee Lane, Royston, Barnsley.

---

**Site Location and Description.**

The application relates to a triangular area of land measuring approximately 0.6ha located to the North of Lee Lane and on the outskirts of the western approach to Royston. Access to the site is taken from Lee Lane and the South Western corner and runs along the Western Boundary. The site currently accommodates a stable block to the East of the access, a static caravan to the North East and an 'L' shaped agricultural building to the North West. The building to the North West was constructed in 2009, approved under application 2009/0144 and supports an animal feed business.

The business activities run from the site currently include milling, mixing, shredding and bagging animal feeds predominantly sold at farmers markets and auctions, as well as to small holdings and the general public. There is a significant amount of hay currently stored within the sites field. The stable block is used as part storage facility and part office for the business.

The sites is bounded by the former railway line along the north and eastern boundaries, this defines the sites triangular shape. Across its boundaries the site borders open fields and a small area of woodland to the North, to the east of the site there is Lee Lane Farm complex which comprises of numerous buildings.



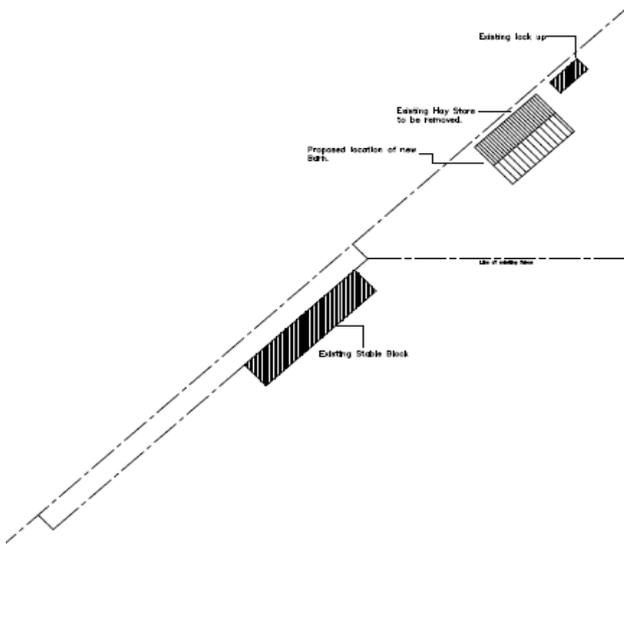
Above: Aerial view of site layout  
Left: Existing outside storage that the extended barn would accommodate.

## Proposed Development

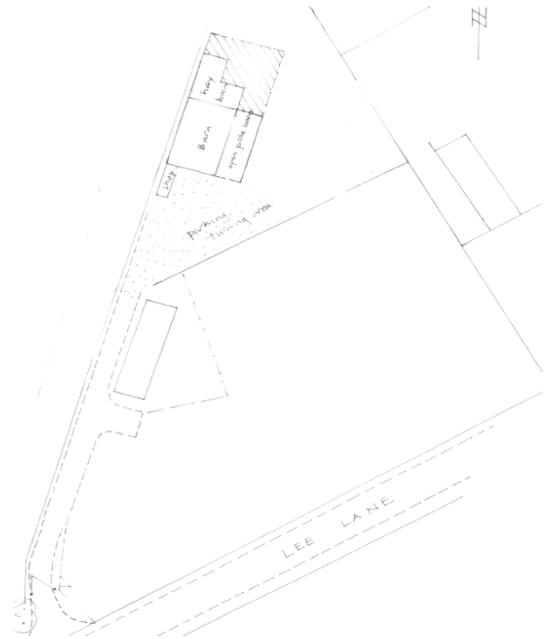
The applicant seeks permission to regularise the existing use of the barn erected in 2009 (2009/0144), retrospective permission for the extension built on the 2009 building/barn and permission to erect a further extension to the barn to remove the need for open storage and make general improvements to the visual amenity of the site.

The existing access arrangements are intended to continue, albeit the existing principal access and parking/turning areas are to be surfaced with road planings to improve accessibility and the appearance of the site. All supplies are brought to the site in the applicants transit van/ 13foot-2 tonne lorry. Sales from the site are usually by transit van/private car type vehicle.

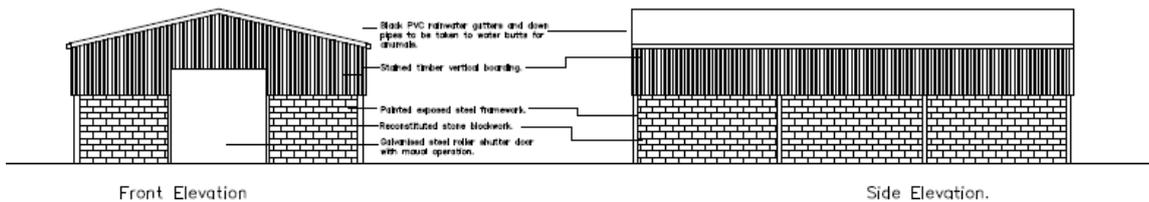
### Site Plan as approved 2009/0144



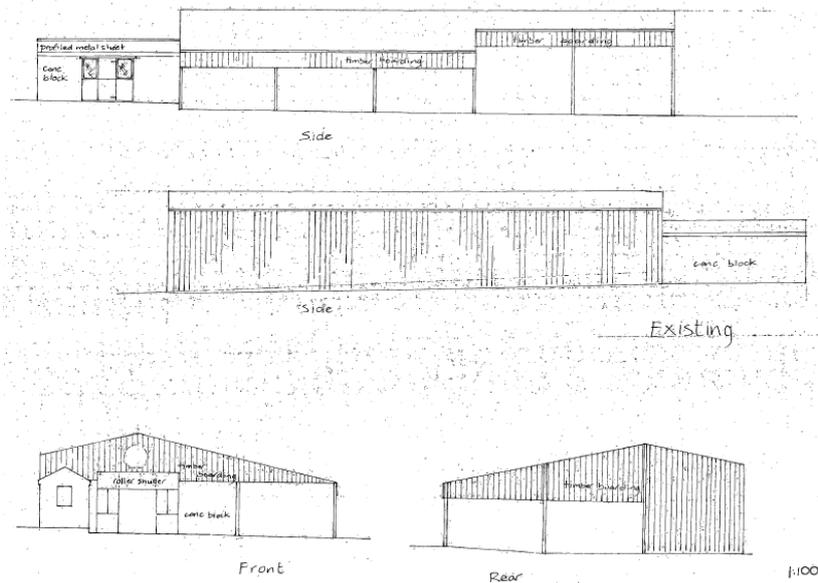
### Site plan as proposed



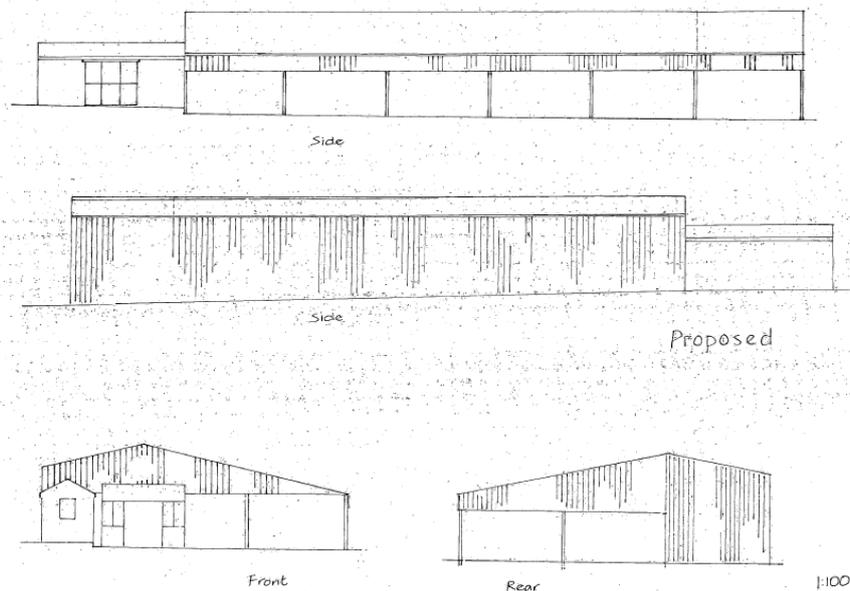
### Building elevations as approved



### Existing Building



## Proposed Elevations



## Background

The smallholding was originally set up with the intention of rearing livestock, sheep pens were set up and the barn erected for winter livestock pens/ machinery stores. It soon became apparent however that the sheep breeding/fattening was not going to be viable and consequently the applicants decided in 2010 to diversify operations and to manufacture and trade in animal feeds and hay/straw supply. The applicant has arrangements locally and in the larger South Yorkshire area for the harvesting of grass crops, some of which is stored at this site for resale. The barn has subsequently been used in connection with the manufacture and sale of dry animal feeds, and small extensions built for a farm shop, for a covered loading area, and for hay/straw barn.

Bulk grain is brought to the site by the applicant in transit van for milling/mixing/shredding/and bagging as animal feed and traded at farmers markets/auctions and to various outlets including other smallholdings, livery stables, and the general public. In addition to the mixed dry animal feeds the applicants also sell pony carrots and other animal feeds/bedding supplies brought in bulk and resold.

The original 2009 barn is used for the mixing/milling of animal feeds, hoppers store the grains brought to site. Milling/mixing/stitching machines are housed within the barn and are operated by electricity from generators. Product is stored/ sold off site at auctions/farmers markets etc, and on site from part of the original barn and from the small concrete block extension to the south side of

the barn.

Hay/straw is brought to the site following harvest in August/ September and traded over the winter months - any surplus straw is sprayed on local farmers fields the following spring.

The proposed extension to the existing open hay/straw barn will hold up to 250 large bales. It is proposed that this will be the limit that is brought to the site each harvest, such that there will be capacity of the entire harvest to be stored undercover to reduce wastage and to rationalise its storage in as unobtrusive a manner as possible in an extended barn in the far northern corner of the site backed by trees off site on the embankment to the recreational footpath on the former railway. The extended barn will maintain the openness of the site by removing the existing open storage.

This application seeks to regularise and explain the existing operations at the site and provide justification for the applicants desire to live on the site in the former vacant stable block. It will improve the business viability by reducing travelling time from home to the site several times each day, provide on-site security to reduce risk of theft, arson and wilful damage. There residential presence will also act as further Incentive to keep the site In a tidy condition.

### **Planning History**

2007/0693 – Erection of a block of four stables, tack room, hay store and formation of access track – Approved

2008/1029 – Erection of a barn – Approved

2009/0144 – Erection of a barn for storage.

2014-1473 – Conversion of existing stables to create 1 no. dwelling – This application was held in abeyance pending he submission of the application to regularise the barn and its activities.

### **Policy Context**

Planning decision 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 development plan consists of the Core Strategy, saved Unitary Development Plan policies and the Joint Waste Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced a Consultation Draft Local Plan, which shows possible allocations up to 2033 and associated policies. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation.

### **Core Strategy**

CSP 29 Design sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

CSP40 Pollution Control and Protection – Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

### **Saved UDP Policies**

UDP notation: Safeguarded land

Policy GS10/RO6 'In areas shown as Safeguarded Land on the proposals maps existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of existing uses. Otherwise planning permission for the permanent development will only be granted following a review of the UDP which proposes that development on the land in question'.

Policy GS8D 'Agricultural Buildings' - when considering the provision or siting of new agricultural buildings, the council will take into account, as a material consideration, the possibility that the development might generate a need for an associated agricultural dwelling.

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

## **Consultations**

Highways: No comments

Regulatory Services: No objections

Ward Councillors: Councillor Makinson no objections

## **Representations**

The application has been advertised by way of a site notice and neighbour notification letters. No objections have been received as a result.

## **Assessment**

### Principle of development

The site is designated as Safeguarded Land within the saved Unitary Development Plan (UDP). UDP policy GS10 is clear that on Safeguarded Land existing uses will normally remain during the plan period and that planning permission for alternative development will only be granted following a review of the UDP.

The Unitary Development Plan was adopted in 2000 therefore the extent it can be relied upon in terms of current development needs is becoming dated. The NPPF also states that decision makers should only afford full weight to policies adopted from 2004 onwards.

The site has a longstanding agricultural use, this has evolved from a relatively simple smallholding to the provision of agricultural feed business that it supports today. Given the sites history (and surrounding area which is predominantly agricultural) it is considered to represent a compatible rural use which does not conflict in any significance with the provisions of policy GS10.

In addition regard must be had to Policy GS8D which identifies that when considering applications for agricultural buildings consideration should be given to the likelihood of there being a requirement of an additional agricultural dwelling (to ensure that the associated activities can be appropriately supervised etc). In this regard there is a separate application for the conversion of the stable block to a residential use (2014 /1473).

### Visual Amenity

The Proposed extension, and previously constructed extensions, are generally located to the rear of the barn approved in 2009 and are set back a significant distance from Lee Lane. As such, views from public vantage points would be minimal, especially from passing vehicles where views would be fleeting given Lee Lane is subject to the national speed limit of 60mph.

The unauthorised extensions and proposed extensions do/would respect the host building in terms of their height, shape mass and plan form, the existing external materials, and its overall setting, as such visual amenity would be maintained to a reasonable degree, in accordance with CSP 29.

It is acknowledged that the approved building measured approximately 121m<sup>2</sup> and the building as proposed (including the unauthorised extensions) would measure approximately 370m<sup>2</sup> which is a significant increase and more than double the original footprint. However, as part of the application, all existing outside storage would be removed from the site and accommodated within the extended building. This would significantly enhance the appearance of the site and the openness of the site, significant weight is given to this in recognition of the sites relatively prominent location on the entrance to Royston. Furthermore, conditions can be imposed to limit further development, such as additional buildings and outside storage, which has the potential to detrimentally affect openness and could otherwise be carried out under permitted development rights.

### Residential Amenity

The site is relatively isolated with the closest residential property to the application site is some 90m to the North East. The existing use of the site has operated for several years and the extensions to the rear of the previously approved barn are in excess of 4 years old. The proposed extension would be to the rear of the barn and would 'infill' the internal angle of the existing 'L' shaped building.

Given the separation distances involved, and the size of the proposed building, residential amenity would be maintained to an acceptable standard. Furthermore, the extension is proposed to remove outdoor storage and activity and move it within the building, as such, it could be argued the noise and disturbance levels could be improved as a result of the application. In addition, approximately half of the building would be used for hay storage with the milling, shredding and mixing taking place in the same part of the building on the same footprint as currently exists.

It is acknowledged that in 2009 the site was originally intended to be used for the rearing of livestock. However, was subsequently used for the manufacture and sale of dry animal feeds with a small associated farm shop. The applicants intend to regularise this use through this application. The current use is still agricultural in nature and would not likely result in significantly different noise/disturbance levels compared to its intended use, as such, amenity levels would be maintained in accordance with policy CSP40.

### Highway Safety

The existing access arrangements are intended to continue, albeit the existing principal access and parking/turning areas are to be surfaced with road planings to improve accessibility and the appearance of the site. All supplies are brought to the site in the applicants transit van/ 13foot-2 tonne lorry. Sales from the site are usually by transit van/private car type vehicle. As such, highway safety would be maintained to a reasonable degree, in accordance with CSP 26

### Conclusion

The proposed regularisations and extensions are considered to comply with Core Strategy Policies CSP 29 and UDP policy GS8D in that the development will not have a materially greater impact than the present use on the openness or character of the site.

The building as altered and extended or used in accordance with the development permitted, will not adversely affect the amenity of local residents or the appearance of the locality, nor lead to traffic or safety problems. In addition, the proposed/existing extensions are architecturally consistent with the existing building and respect its height, shape mass and plan form, the existing external materials, and its overall setting.

Furthermore, as part of the application, the site would be tidied with outside storage accommodated within the extended building. This would significantly enhance the appearance of the locality especially given its prominence on the western approach to Royston.

### **Recommendation**

#### **Approve Conditionally**