

Planning Application 2024/0285 - Variation of condition 2 of application 2022/0744
(Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) to allow the taking down and replacing the outer skin of the existing external wall and installation of electrical kiosk

Listed Building Consent 2024/0352 - Variation of condition 2 of application 2022/0848
Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) to allow the taking down and replacing the outer skin of the existing external wall and installation of electrical kiosk

Donaldson's Vets Ltd

Nether Mill Barn, Barnsley Road, Penistone, Sheffield, S36 8AD

Background

B/84/0765/PU – Conversion of building to farm shop and form vehicular access and parking area - Approved

B/84/0768/PU/LB – Conversion of building to farm shop - Approved

2013/0597 - Residential development of 20 no. dwellings including 13 no. build properties with garages and the conversion/alteration of existing listed and non listed buildings into 7 no. dwellings. Members resolved to approve the application at the Planning Board meeting held 22nd October 2013, subject to the completion of a S106 Agreement requiring the provision of public open space and affordable provision. However no planning permission was subsequently issued as a S106 Agreement was never completed.

2015/1367 (planning permission) & 2015/1427 (listed building consent - Demolition of existing buildings and erection of 11 no detached dwellinghouses, access, landscaping, drainage and associated works – Approved with conditions

2022/0744 - Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access – Approved with conditions

2022/0848 - Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) - Approved with conditions

2023/0289 - Discharge of condition 6 (archaeology) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent)) - Approved

2023/0302 - Discharge of condition 8 relating to application number 2022/0744 : (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) – Approved

2023/0437 - Discharge of condition 7 (protected species scheme) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) - Approved

2023/0439 - Discharge of condition 7 (protected species scheme) of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) - Approved

2023/0692 - Discharge of condition 9 (drainage) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations) (Listed Building Consent) - Approved

2023/094 - Discharge of condition 9 (drainage) of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations) - Approved

Description

Nether Mill Farm is a historic site located off the A628 Barnsley Road near to centre of Penistone and the junctions with Huddersfield Road and Bridge Street (B6462). The site is currently occupied by a number of listed and unlisted buildings associated with the former Nether Mill and Nether Mill Farm. The application site curtilage comprises an irregular shaped piece of land of approximately 880sqm and the building which is the subject of this application is known as Nether Mill Barn and is set back from Barnsley Road. The building is constructed from local grit stone. The conversion works have commenced on site and the pre-commencement conditions discharged.

The site is located to the north of Penistone town and within a cluster of buildings which have, until recently been used as an agricultural holding. A number of buildings on the Nether Mill Farm site have recently been split with some being marketed / sold individually including a house, farmhouse, traditional stone barns (including Nether Mill Barn) and associated outbuildings. The house, farmhouse, and Nether Mill Barn are all Grade II Listed buildings.

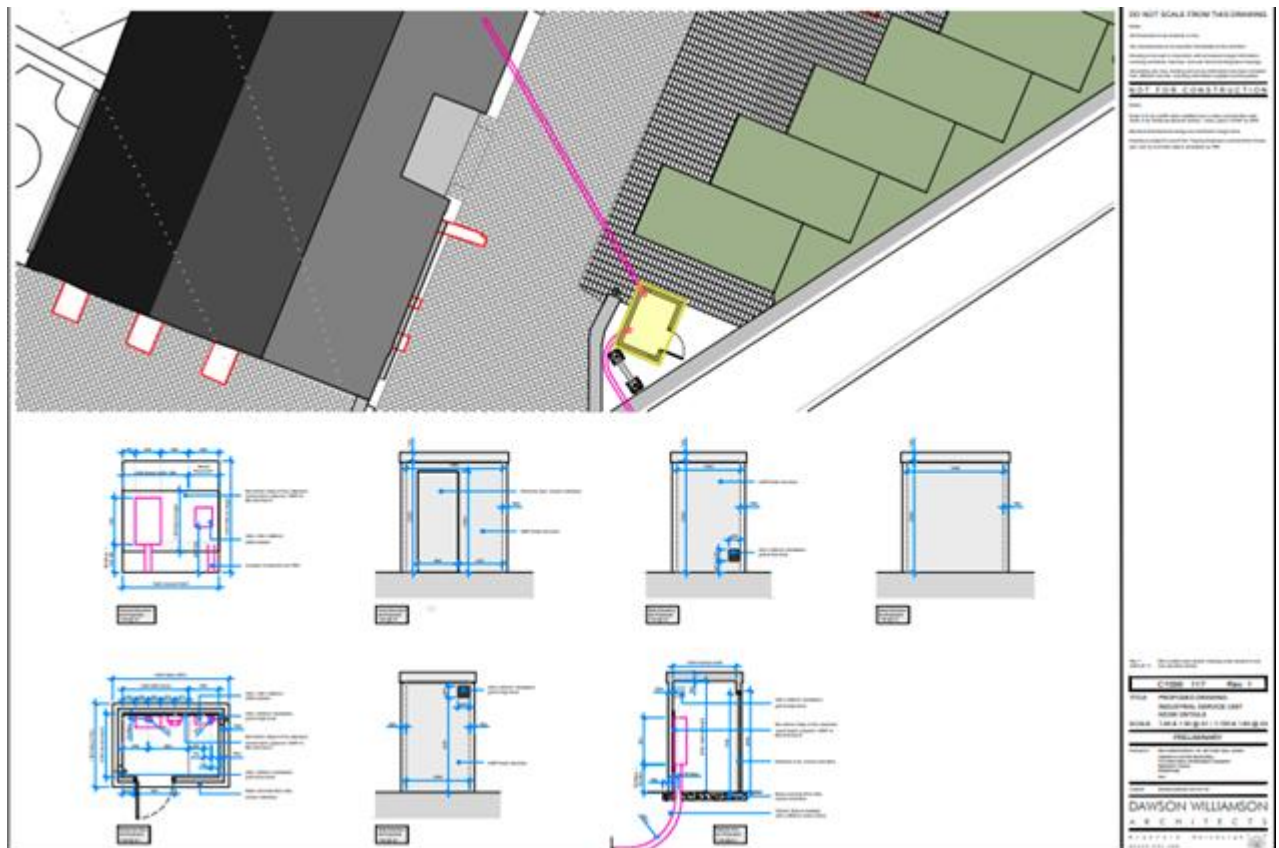
The site is not within a Conservation Area and is outside, but close to the boundary of the Green Belt. The site is considered to be located in a gateway position at the approach to the town of Penistone from the east and occupies an important frontage position to the A628 Barnsley Road. Vehicular access to the site is currently provided by an established junction with Barnsley Road in the south west corner of the site.

Proposed Development

The applicant is proposing a variation of condition 2 of application 2022/0848 Change of use of barn to Veterinary Surgery (Use Class E) to include internal and external alterations (Listed Building Consent) to allow the taking down and replacing the outer skin of the existing external wall, signage and a small electrical kiosk.

The plans involve the following

- taking down and replacing the outer skin of the existing external wall due to weathering
- A proposed industrial service unit kiosk which is required to enable an electrical supply to be brought into the site to service the new building
- An amended plan has been submitted showing the omission of the signage which was previously proposed as being fixed to the roof of the existing building (facing the road).



Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

- GD1 General Development
- POLL1 Pollution Control and Protection
- D1 High Quality Design and Place Making
- SD1 Presumption in favour of Sustainable Development
- TC1 Town Centres

TC3 Thresholds for Impact Assessments
T3 New Development and Sustainable Travel
T4 New development and Transport Safety
BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.
CC3 'Flood Risk'
CC4 'Sustainable Urban Drainage'
Poll1 'Pollution Control and Protection'
HE1 'The Historic Environment'
HE2 'Heritage Statements and general application procedures'
HE3 'Developments affecting Historic Buildings'

NPPF

The National Planning Policy Framework (NPPF) 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.

Supplementary Planning Documents (SPD):

Parking
Barn Conversions

Penistone neighbourhood Plan:

BE2: Protection and enhancement of local heritage assets
LE1: Increase the vitality of Penistone town centre - According to the PCLP, the required breakdown of businesses for Penistone is: • 1% Toys • 3% Homeware • 3% Books CDs and DVDs • 14% Shoes • 16% DIY 56 • 20% Clothing
LE2: Encouraging small businesses

Consultations

Penistone Town Council – No comments received
Conservation Officer – No objections
Ward Councillors – No comments received
Pollution Control – No objections
Highways – No objections
Drainage – No objections

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was posted adjacent to the site no comments have been received.

Assessment

Principle of Development

The proposal lies within an area of Urban Fabric (no specific allocation) on the Local Plan Proposals Map, where development may be considered acceptable where, there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents and where they are compatible with neighbouring land and will not prejudice the current or future use of land. The site is also outside the District Centre of Penistone. The principle of the development has already been established by the granting of planning permission and LBC in 2023. These applications are simply to vary condition 2 of the permissions in order to allow for the taking down and replacing the outer skin of the existing external wall and installation of electrical kiosk. These aspects are considered below.

Residential Amenity

It is acknowledged that there some residential properties within the vicinity of the site and some of the barns have potential to be converted into residential units, however it is considered that the proposed alterations, including the electrical kiosk which is to be set to the frontage of the site, would not have a significant detrimental impact on amenity of the adjacent residential properties.

The proposal is considered to be acceptable when measured against policy GD1 of the Local Plan and Poll1, subject to conditions.

Impact on Listed Building/Visual Amenity

Nether Mill Barn is Grade II Listed and the Conservation Officer has been consulted as part of this proposal. The Conservation Officer states that 'I discussed a number of these changes with Dawson Williams Architects on site. Discussions centred on stone replacement and primarily the need to take down and rebuild sections including the southern gable due to the extent of perished and structurally failed stonework. We also discussed the net gain in removing the buttresses which I support.'

The proposed industrial service unit kiosk which is required to enable an electrical supply to be brought into the site to service the new building. The Conservation Officer agrees that there will be very little of the GRP building which is visible from the road and would therefore not have any significant impact upon the street scene or Listed Building.

Overall the changes made to the original proposal are therefore considered to be acceptable in terms of visual amenity and would preserve the character of the Listed Building and would secure its future use, in accordance with policies D1, HE1 and HE3 of the Local Plan.

Highway Safety

Then Highways Officer has no objection to the proposal. The proposals are considered acceptable from a highways perspective and are therefore considered acceptable from a highways point of view in accordance with policy T4 of the Local Plan.

Conclusion

In conclusion, the proposal is considered to be acceptable when measured against policies GD1, HE1, D1 of the Local Plan and would not have a significant detrimental impact on wider street scene, Listed Building, highway safety or residential amenity and as such is acceptable, subject to conditions.

Recommendation

Approve subject to conditions

