

Application reference number	2025/0952
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Application Type	Variation of Condition
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Proposal Description:	Variation of condition 3 of application 2015/0271 (Erection of extension to existing hay barn including change of use to allow the production, storage and sale of animal feeds) to allow external storage
Location:	Muscle Hill Farm Lee Lane Royston Barnsley S71 4RT

Applicant	Mr & Mrs Leadbeater
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Number of Third-Party Reps	1	Parish:	None
		Ward:	Royston Ward

Site Description

The application relates to a triangular parcel of land measuring approximately 0.6 hectares, located to the north of Lee Lane on the western approach to Royston. Access is gained from Lee Lane via two existing vehicular access points situated at the south-western and south-eastern corners of the site.

The site currently accommodates several buildings. A former stable block, located adjacent to the north-eastern boundary, which has been converted to a dwelling under planning permission reference 2014/1473. In addition, a rectangular agricultural building in the north-eastern corner of the site approved under application 2015/0271, while a centrally located agricultural building was approved on appeal under application 2019/0168.

Business activities currently undertaken from the site include the milling, mixing, shredding and bagging of animal feed, which is predominantly sold at farmers' markets and auctions, as well as to smallholdings and members of the public. Planning permission for the production, storage and sale of animal feed was granted under application 2015/0271.

The site is bounded to the north and east by a former railway line, which defines its triangular shape. Beyond the site boundaries are open agricultural fields and a small area of woodland to the north designated as Green Belt. To the east lies the Lee Lane Farm complex, which comprises a number of agricultural and ancillary buildings, together with the former stable block that has since been converted to residential accommodation "The Stables" which is the residential property closest to the site and whose rear boundary abuts the application boundary".

The site is also located within the Local Plan's Mixed-Use Allocation MU5.

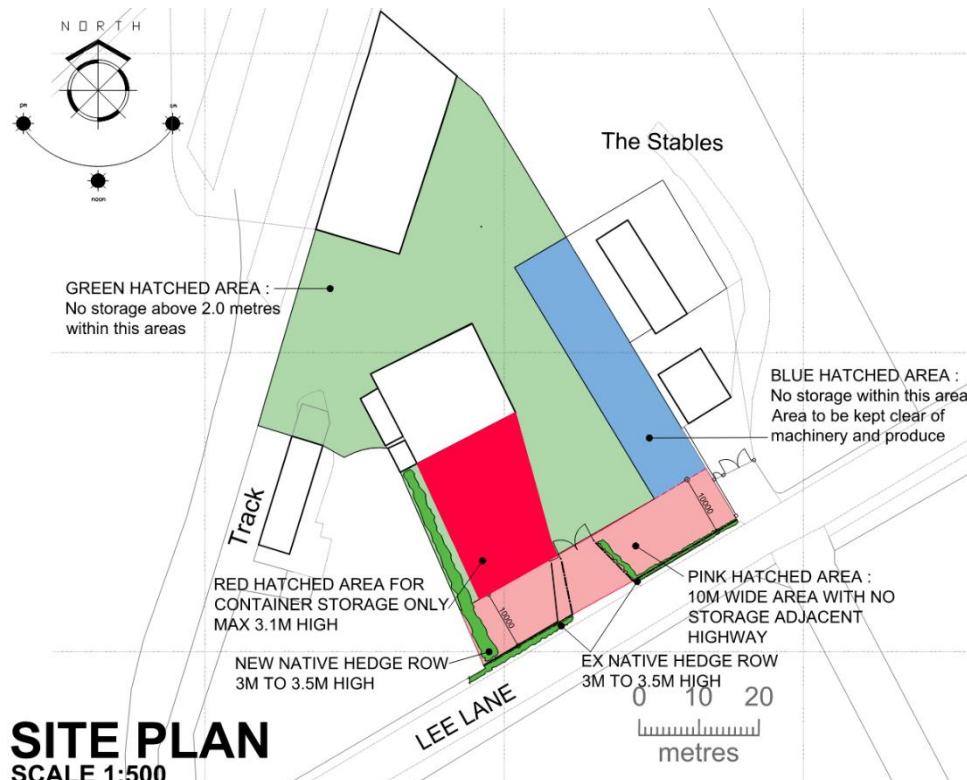
The site is currently operating using land within the site for unauthorised external storage.

Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
2007/0693	Erection of a block of four stables, tack room, hay store and formation of track	Approved August 2007
2008/0446	Erection of barn	Withdrawn
2008/1029	Erection of new Barn (Resubmission)	Refused November 2008
2009/0144	Erection of a barn for storage	Approved April 2009
2014/1473	Conversion of existing stables to create 1 no. dwelling.	Approved June 2015
2015/0271	Erection of extension to existing hay barn including change of use to allow the production, storage and sale of animal feeds.	Approved May 2015
2019/0168	Erection of agricultural storage building	Refused April 2019 Allowed on Appeal APP/R4408/W/19/3227492 July 2019

Proposal

Variation of condition 3 of application 2015/0271 (Erection of extension to existing hay barn including change of use to allow the production, storage and sale of animal feeds) to allow external storage. A plan has been submitted to support the application which outlines the limitations to the storage of materials. This application seeks approval for the variation to condition 3 to allow external storage which will bring current unauthorised external storage under planning control.



Policy Context

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 was adopted in January 2019 and is 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held on 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 located within the principal town of Royston and forms part of the site MU5 which has a site-specific policy set out below:

Site MU5 Land off Lee Lane, Royston Indicative number of dwellings 828

The development will be subject to the production of a Masterplan Framework covering the entire site which ensures that development is brought forward in a comprehensive manner.

The development will be expected to:

- Provide a primary school on site
- Ensure that access is via the construction of a roundabout on Lee Lane which along with the road layouts will allow the development of the entire site
- Provide a small scale convenience retail facility as part of the development that is in compliance with Local Plan Policy TC5 Small Local Shops
- Investigate options for improving public transport access to the development and interventions to encourage public transport use by residents and
- Ensure that hedgerows, the trees at the west side of the site and the strip adjacent to the disused railway line at the north of the site are retained, buffered and managed

In addition to the site-specific policy above, the following policies are also considered to be relevant to this application:

Local Plan Policy SD1 Sustainable Development

Local Plan Policy LG2 The Location of Growth

Local Plan Policy GB

Local Plan Policy GD1 General Development

Local Plan Policy D1 High-Quality Design and Place Making

Local Plan Policy T4 New Development and Transport Safety

Local Plan Policy Poll1 Pollution Control and Protection

Royston Masterplan Framework

Site MU5 at Royston was designated for mixed use development. It provides for 994 homes and a new 210 place primary school. Planning permission was granted for 166 dwellings under planning reference 2016/1490 and this development is almost complete, as such, an indicative number of 828 homes needs to be achieved from the remaining allocated sites.

The purpose of the masterplan is to ensure coordinated, comprehensive and quality development is brought forward in Royston. It forms material guidance in the determination of any planning applications on the site and identifies that the application site would form part of the Rural Fringe residential character area of the Masterplan in Phase 6, which is anticipated to be the final phase of the Masterplan Area to be developed.

Adopted Supplementary Planning Documents

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.

National Planning Policy Framework (NPPF) (2026)

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

Chapter 7 Building a strong, effective economy

The objective of the policies in this chapter is to enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long-term economic growth both locally and nationally.

- Policy E2: Meeting the need for business land and premises
- Policy E4: Rural business development

Relevant Consultations:

Planning Enforcement – No objections received

Ward Councillors – No objections received

Previous Ward Councillor – Cllr Makinson raised concerns with regard to the intensification of the use of the site; the external storage of materials; impact on visual amenity.

Representations

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

Neighbour notification letters were sent to surrounding properties; the application was also advertised by way of a site notice posted adjacent to site, and on the council's website.

Multiple letters of representation have been received from 1 no property. The representations raised the following material planning issues:

- Breach of Planning
- Lack of enforcement action
- Lack of drainage
- Noise
- Intensification of access onto Lee Lane
- Plans don't show vehicle tracking
- No provision of visitor parking
- Intensification of use
- Location Plan incorrect
- Validation anomalies

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (August 2026) at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless

material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity
- The impact on neighbouring residential properties
- The impact on the highway

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The principle of the use of the site for the manufacture, storage and sale of animal bedding and feed has been firmly established through the granting of planning permission 2015/0271 and the subsequent appeal decision relating to application 2019/0168. Accordingly, the principle of the use is not a matter for reconsideration under this application.

Application 2015/0271 approved the use of the site subject to a number of planning conditions, including Condition 3, which states:

There shall be no outdoor storage permitted on the site of adjoining land that is owned by the applicant.

It is evident that outdoor storage has subsequently occurred on the site, contrary to the requirements of Condition 3. The current application therefore seeks to vary the condition in order to regularise the existing situation and allow external storage associated with the established business.

In determining appeal application 2019/0168, the Planning Inspector considered the site's allocation within Mixed Use Site MU5.

The Inspector acknowledged that the allocation primarily identifies the land for residential development; however, the Inspector noted that there was no evidence (at that time), that a Masterplan had been prepared, nor any indication of the timescale for its delivery. The Inspector also noted that the site did not benefit from any planning permission for residential development and that, given the progression of approved development elsewhere within the allocation, it was reasonable to assume that development of this part of the site would occur at a later stage. The Inspector also went on to state that the erection of the agricultural building would not preclude the potential for the land to be purchased for housing at some time in the future to meet the purposes of MU5 and its comprehensive development. The proposal would, however, contribute to the running of an established agricultural business.

At the time of this application there is still no prospect of comprehensive residential development of the wider MU5 site, as envisaged in the Masterplan, and as such it is considered that the Inspectors assessment remains valid.

The assessment is therefore confined to the acceptability of varying Condition 3 to permit outdoor storage and the resulting impacts on visual amenity, residential amenity, highway safety and any other material planning considerations.

All new development must ensure that the living conditions and overall standards of residential amenity are maintained at an acceptable level for existing residents. Development should also safeguard the character and appearance of the area and should not create unacceptable highway safety impacts. An assessment of the proposed variation against these considerations and the relevant development plan policies is set out below.

Impact on visual amenity

The site comprises an established animal feed and bedding business operating from existing buildings and hardstanding areas. The principle of the commercial use, together with the associated built development, has been established through previous planning permissions.

The site benefits from a degree of natural and built screening. Existing buildings on the site, vegetation along the boundaries and the former railway embankment to the north and east restrict views into the site from surrounding land. Notwithstanding this, it is acknowledged that the external storage has the potential to be more visually prominent than storage contained within a building, particularly when viewed from Lee Lane and the surrounding Green Belt.

The application seeks to vary Condition 3 to allow external storage associated with the established animal feed and bedding business. The proposed storage areas are located within an existing agricultural site containing agricultural-style buildings, hardstanding and associated operational activity. The current proposal does not involve any additional built development or an expansion of the approved operational area but seeks to regularise and better control the height of the external storage associated with the lawful operation of the business. Consequently, the storage would be viewed within the context of the established use of the site rather than as a standalone feature within the wider Green Belt.

Comments have been made in relation to the impact the site has on area and visual amenity. It is acknowledged that the current arrangement of stored materials, machinery and waste products has a negative impact on the appearance of the site and local visual amenity. However, the proposal seeks to introduce a more structured and controlled approach to external storage through the identification of designated storage areas, height restrictions and additional landscaping.

The applicant has submitted a supporting plan outlining the site and which areas are to be used for what specific storage. The majority of the site will be limited in height to 2m, with a small area to for the siting of containers to a height of approximately 3m. There is to be no storage within a 10m buffer from the back edge of the highway and no storage in the area adjacent to the eastern boundary, adjacent to the neighbouring property.

To mitigate these impacts, the applicant has proposed the provision of additional landscape planting along the front (southern) boundary of the site. This planting would strengthen the existing boundary treatment, soften views of the operational areas from Lee Lane and further assimilate the development into its rural surroundings. In addition, it is considered reasonable and necessary to impose conditions to ensure that storage remains at a low

level, preventing the creation of visually intrusive stockpiles and maintaining the effectiveness of the proposed screening measures as per the approved plan.

During numerous site visits it has been observed that a substantial pile of waste wood located between the main building and Lee Lane has become a prominent and visually intrusive feature. Whilst this has been significantly reduced in size since the application was submitted, the applicant has agreed to completely remove this material from the site and accepts a planning condition requiring its removal within a specified timeframe. A further planning condition will prohibit the external storage of waste wood in the future.

Subject to a condition requiring the implementation and retention of the proposed boundary planting, together with a condition limiting the height of externally stored materials, it is considered that the visual impact of the development would be satisfactorily controlled. The storage would remain closely associated with the established rural business use of the site and would not appear incongruous within its setting.

Significant weight is attributed to the findings of the Planning Inspector in allowing application 2019/0168. In reaching that decision, the Inspector concluded that built development associated with the established business would not result in unacceptable harm to the character and appearance of the area. Whilst the current proposal relates to external storage rather than built form, it nevertheless concerns operational activities associated with the same established business. Given the proposed controls on storage location, height and landscaping, it is considered that the degree of visual impact arising from the development would similarly not give rise to unacceptable harm and would contribute to an established rural business: this carries significant weight in favour of the application and as such is in compliance with Local Plan Policy D1.

Impact on Residential Amenity

Policy GD1 of the Local Plan requires development to maintain an acceptable standard of amenity for existing and future occupiers. The assessment of this application is limited to the potential impacts arising from the proposed variation of Condition 3 to allow outdoor storage associated with the established animal feed and bedding business.

The nearest residential property is the dwelling created through the conversion of the former stable block located adjacent to the north-eastern boundary of the site. However, this relationship was considered by the Planning Inspector during the determination of appeal application 2019/0168. The Inspector noted that the nearest dwelling was positioned so that its principal outlook was directed away from the site and concluded that the proposal would not result in unacceptable impacts upon neighbouring occupiers. The Inspector also found that, whilst there would be some noise associated with the operation, vehicle movements and agricultural activity were already characteristic features of the wider agricultural enterprise and would not give rise to harmful impacts on living conditions.

Whilst the comments made in relation to noise and disturbance from the current activity on site, including dust, surface water and unrestricted working hours are acknowledged, as mentioned previously, the use of the site is established and is not under consideration as part of this application and therefore cannot be controlled. Nevertheless, the potential impact on residential amenity as a result of varying condition 3 is a material consideration.

The proposed variation would permit the external storage of materials associated with the existing lawful use rather than introduce a new activity to the site. The manufacturing, processing, storage and sale of animal feed and bedding are already established operations, and outdoor storage would remain ancillary to that approved use. It is acknowledged that some activity associated with the storage would be apparent. However, by bringing the

unauthorised external storage under planning control, by varying condition 3, the use of the external areas can be more strictly controlled. As such, there will be a strict limitation on areas where outside storage can take place, being at least 10m away from the adjacent property, with limits on the location, height and type of materials to be stored. As a result, it is not considered that this would give rise to unacceptable levels of noise, disturbance, overlooking, loss of privacy, overbearing impact or loss of outlook.

In addition, the proposed landscaping along the southern boundary together with the imposition of a condition restricting the height of stored materials would assist in reducing the prominence of the storage areas and ensure that they do not become visually dominant when viewed from neighbouring land or properties. This carries significant weight in favour of the application and as such the development is considered acceptable and in compliance with Local Plan Policy GD1 and POLL1.

The impact on the highway

Access to the site would continue to be obtained via well established, existing access points from Lee Lane, which were evident at the time of the 2019 application and subsequent appeal, and no alterations to the access arrangements are proposed. The current application does not seek to introduce a new use, expand the operational area, or significantly intensify the approved business activities and as such consideration cannot be given to any potential impact on the highway.

Comments have been made in relation to the lack of vehicle tracking on the submitted plans. It is acknowledged that the submitted plan does not identify designated turning or manoeuvring areas, nor does it show specific visitor parking provision. However, the service yard is of sufficient size to allow vehicles to turn and manoeuvre within the site. The submitted plan also identifies the limits and controls for external storage, rather than requiring storage to take place across all of the identified areas. On this basis, the proposed variation would not prevent vehicles from entering, turning and leaving the site safely.

Whilst the plans indicate additional landscaping to the front southern boundary along Lee Lane; this is to strengthen the existing hedgerow along this boundary and would not worsen the existing visibility from this access.

Taking these factors into account, it is considered that the variation of Condition 3 would not result in an increase in vehicle movements, have a severe adverse impact on highway safety or the operation of the local highway network. This carries significant weight in favour of the application and as such the development is considered acceptable and in compliance with Local Plan Policy T4.

Other Issues

There is no statutory requirement for a location plan to be submitted in support of Section 73 variation of condition application.

In this case, a location plan was nevertheless provided by the applicant and, despite not being a validation requirement, it was reviewed as part of the validation process. An amended site plan was subsequently submitted following an assessment of the original plans, which were considered ambiguous and open to differing interpretations.

Application 2015/0271 concerned the erection of an extension to an existing barn together with a change of use for the production, storage and sale of animal feed. Permission was granted subject to a condition preventing storage on adjoining land owned by the applicant.

Subsequently, application 2019/0168 sought permission for the erection of an agricultural building located within the blue-line boundary of the 2015 application. That application was refused by the Local Planning Authority but later allowed on appeal. No conditions were imposed restricting the use of that building.

Comments have been made with regard to drainage. The external areas are existing, and the application relates to a variation to a previous permission in relation to its use for external storage. This would not be considered to increase the likelihood of any drainage issues.

Comments have been made in relation to the lack of enforcement action; enforcement action is a discretionary function and formal only ever considered as a last resort when all other avenues have been explored. It is not considered prudent to take enforcement action whilst a planning application is being considered.

PLANNING BALANCE & CONCLUSION

It is evident that outdoor storage has occurred on the site, contrary to the requirements of Condition 3 of application 2015/0271, this seeks to vary the condition in order to regularise the existing situation and allow external storage associated with the established business.

The proposed controls on storage location, height, and landscaping, are considered not to give rise to unacceptable harm, whilst improving the impact on the locality and would contribute to an established rural business.

In accordance with National Decision Making Policy S3 of the NPPF (2026) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions in some cases and holistically this weighs moderately in favour of the application.

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the proposal.

RECOMMENDATION

APPROVE THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

CONDITIONS/REASONS

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan references

2025/168 01 Rev H received 6th May 2026

Planning Support Statement

Addendum Note to Planning Support Statement received 6th May 2026

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.

The existing waste wood pile located on site shall be completely removed within 2 months of the date of 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.

Within 3 months of the date of this permission details of the boundary treatment to be erected along the eastern boundary with 'The Stables', including a timetable for its completion, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be carried out in accordance with the approved details and timetable for implementation, and thereafter be retained for the duration of the development.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

No storage of waste wood nor storage of waste wood externally shall take place within the site.

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.

No processing of any wood product to create sawdust or similar byproducts shall take place within the site.

Reason: In the interests of the amenity of neighbouring residential properties and in accordance with Local Plan Policy GD1 General Development.

The new and existing hedgerows shown on plan 2025/168 01 Rev H received 6th May 2026 shall be maintained to a height of between 3m and 3.5m.

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.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no erection of any agricultural building which would otherwise be permitted by Part 6 of Schedule 2 to that Order shall be erected within the same agricultural unit or holding.

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.

The above consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's right to respect for his private and family life, his home, and his correspondence.