BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Broad Close Farm

Address Line 1

Cone Lane

Address Line 2

Silkstone Common

Address Line 3

Barnsley

Town/city

Barnsley

Postcode

S75 4LY

Description of site location must be completed if postcode is not known:

Easting (x)

429107

Northing (y)

405104

Description

Applicant Details

Name/Company

Title

Mr

First name

JONATHON

Surname

CHARLSWORTH

Company Name

Address

Address line 1

Broad Close Farm Cone Lane

Address line 2

Silkstone Common

Address line 3

Barnsley

Town/City

Barnsley

Country

undefined

Postcode

S75 4LY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

MR

First name

DAVID

Surname

TAYLOR

Company Name

Address

Address line 1

67 High Street

Address line 2

SILKSTONE

Address line 3

Town/City

Country

United Kingdom

Postcode

S754JR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

◯ Yes
⊘ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

⊘ Yes
◯ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

APPLICATION FOR A CERTIFICATE OF
LAWFULNESS FOR THE PROPOSED CHANGE OF USE
AN AGRICULTURAL BUILDING TO CLASS D2
(ASSEMBLY AND LEISURE)

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

PIG BREEDING UNIT TO 2021

Has the proposal been started?

◯ Yes
⊘ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Broad Close Farm Agricultural Holding Number is 477-3000-42. The farm comprises seventy acres and operates under Part 6 Class A of the GPDO (2015).
The primary activity has been pig farming. A pig breeding unit was erected in the 1980's. The pigs roamed free and foraged in wooded areas in the wider agricultural holding. They were butchered to produce free range organic pork. This venture was years ahead of the now established market for all things organic; at the time it was insufficiently supported and was sadly not able to be sustained.

Instead, Broad Close Farm decided to adapt the unit to supply a pig rearing and finishing service for pig farmers across the region. The business grew and the farm would nurture batches of six hundred piglets per quarter. This equated to 2400 per annum. Over an eight year period almost 20,000 pigs were reared and finished for pig farmers. The waste matter was spread across the agricultural holding.

DEFRA introduced Nitrogen Vulnerable Zones in 2018 (NVZ). The production of nitrogen is restricted to 250kg nitrogen per hectare per annum at all farms located within an NVZ. Broad Close Farm is located in the Dearne Valley NVZ. The annual waste produced by twelve hundred pigs exceeded the 250kg nitrogen per hectare per annum and the business of rearing and finishing pigs was ended. Today, the pig unit is empty and unused.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

PLANNING STATEMENT

Select the use class that relates to the existing or last use.

D2 - Assembly and leisure

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

D2 - Assembly and leisure

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- ☑ Permanent
- ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed change of use is permitted development.
The former pig rearing and finishing unit dates from the 1980's and was operational as part of an established agricultural unit 2021. Its area is 414 m2.
Under Class R (Agricultural Buildings to a Flexible Commercial Use), the General Permitted Development Order (2015) permits the change of use of an agricultural building smaller than 500m2 , and any land within its curtilage, to a flexible use falling, inter alia, within Class D2 (assembly and leisure) of the Schedule to the Use Classes Order. Class R sub-paragraph (3) provides for associated operational developments which are reasonably necessary to use the building for the use proposed under Class R

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☑ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Interest in the Land

Please state the applicant's interest in the land

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

David Nicholas Taylor

Date

15/08/2022