

Application Reference Number:	2024/0600
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Application Type:	<i>Full.</i>
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Proposal Description:	<i>Demolition of existing lean-to agricultural shed and erection of replacement agricultural building to form livestock, machinery and feed store.</i>
Location:	<i>Hollin Royd Farm, Lane Head Road, Cawthorne, Barnsley, S75 4AJ.</i>

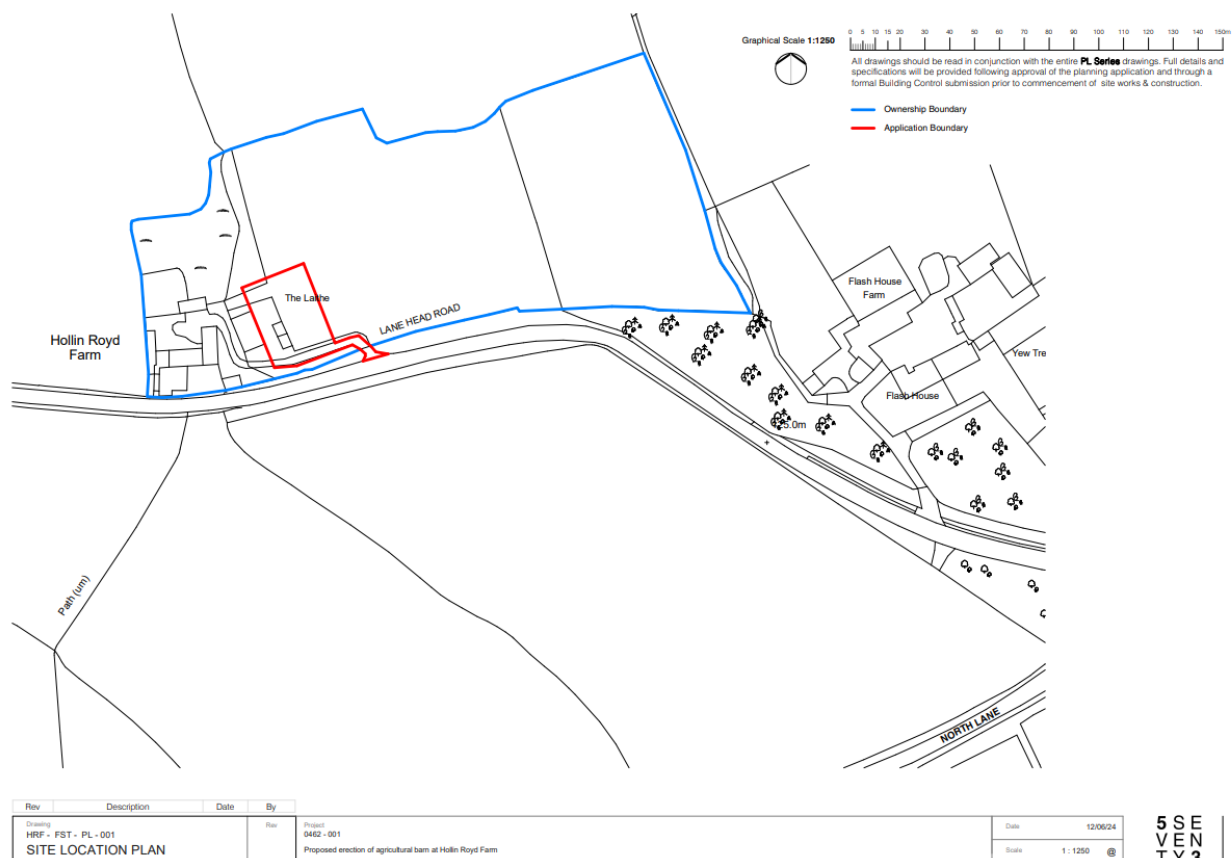
Applicant:	<i>Mr Nigel Priest and Mrs Margaret Priest.</i>
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Third-party representations:	<i>None.</i>	Parish:	<i>Cawthorne.</i>
		Ward:	<i>Penistone East.</i>

<p>Summary:</p> <p>This planning application has been submitted on behalf of the applicant and seeks planning permission for the demolition of an existing lean-to agricultural shed and the erection of a replacement agricultural building to form a livestock, machinery and feed store.</p> <p>The development site is allocated as Green Belt land within the adopted Local Plan. The overarching policies in relation to protecting Green Belt land are established at a national level within the National Planning Policy Framework (NPPF). Paragraph 154(a) states that 'development in the Green Belt is inappropriate unless one of the following exceptions applies: buildings for agriculture and forestry.' Local Plan Policy GB1 sets out that the Green Belt will be protected from inappropriate development in accordance with national planning policy.</p> <p>The proposed development relates to the erection of a new agricultural building in the Green Belt to form a livestock, machinery and feed store. Buildings for agriculture are not a form of inappropriate development in the Green Belt in accordance with paragraph 154(a) of the NPPF, and therefore, the proposed development is acceptable in principle subject to compliance with other national and local planning policies and guidance.</p> <p>The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p>
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Site Description

The development site is located on the A635 (Land Head Road) and to the south-west of Cawthorne Village and is surrounded by rural agricultural fields. The local area and neighbouring properties are predominantly agricultural in nature and Naylor Pipeworks is located to the south-east. The primary vehicular access is off Lane Head Road, and it serves an existing complex of residential properties and agricultural buildings. On the eastern side of the complex is an existing agricultural building with a blockwork base and brown cladding and a smaller agricultural shed constructed of stone and metal sheet roof. The southern boundary comprises a stone wall, trees and other mixed vegetation.



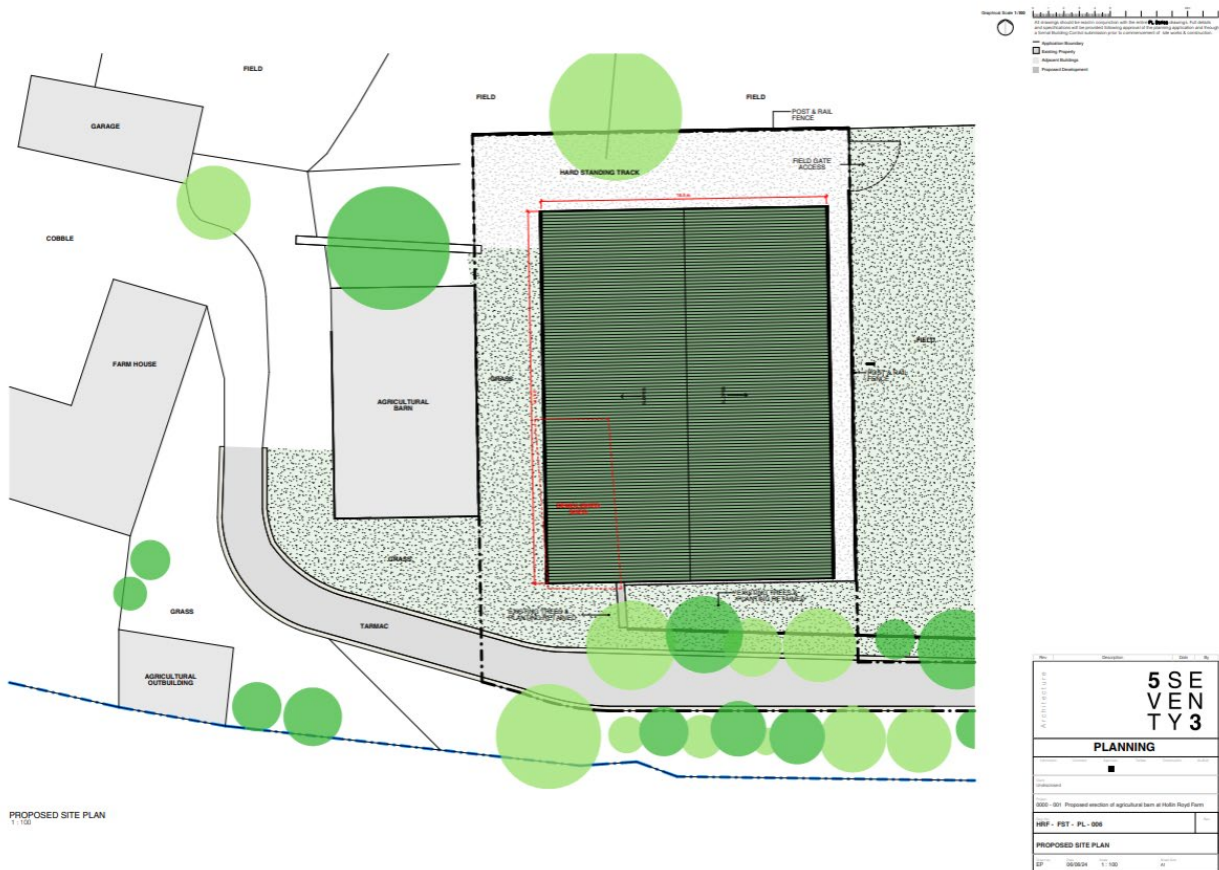
Planning History

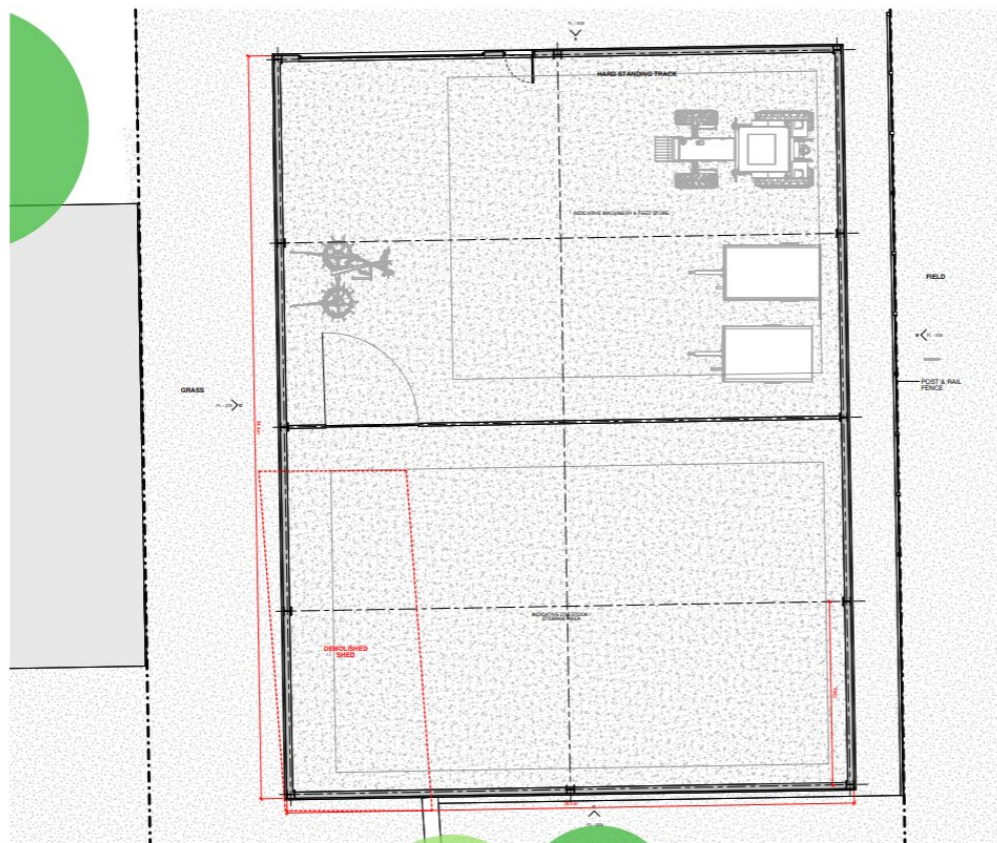
There are several planning applications associated with the development site. However, the most relevant applications are:

Application Reference	Description	Status
B/90/0362/PR	Conversion of barn to dwelling and construction of vehicular access.	Approved.
B/94/0037/PR	Erection of agricultural barn.	Approved.
2020/0198	Conversion and alteration to existing outbuilding to form extension to dwelling.	Approved.

Proposed Development

The applicant is seeking full planning permission for the demolition of an existing lean-to agricultural shed and the erection of a replacement agricultural building to form a livestock, machinery and feed store. The proposed agricultural building would measure approximately 24 metres (L) x 18.3 metres (W) x 5.2 metres (H). The building would comprise of a concrete blockwork base, green vertical box profile cladding and grey pedestrian and roller shutter doors. A new hardstanding track and post and rail timber fencing would also be installed.

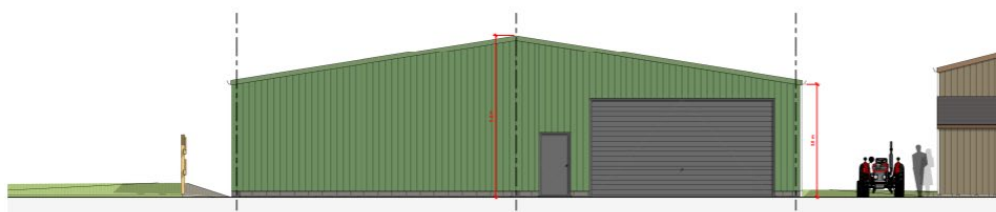




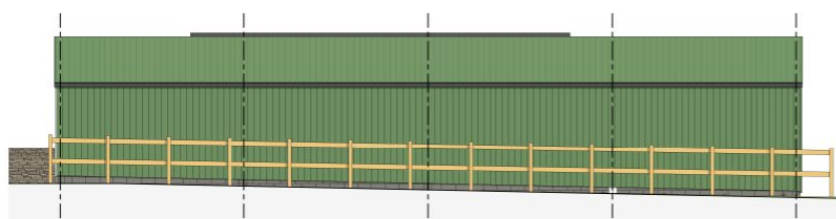
PROPOSED GROUND FLOOR PLAN
1:50



5 SE VEN TY 3	
PLANNING	
555 - 001 Proposed location of agricultural barn at Halls Road Farm HRP - PST - PL - 001 PROPOSED FLOOR PLAN 01 000000 All indicated 01 000000	



A - PROPOSED FRONT ELEVATION
1:50



B - PROPOSED SIDE ELEVATION 01
1:50

5 SE VEN TY 3	
PLANNING	
555 - 001 Proposed location of agricultural barn at Halls Road Farm HRP - PST - PL - 001 PROPOSED SHED ELEVATIONS - SHEET 01 01 000000 01 000000 01 000000	

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as Green Belt land within the adopted Local Plan. Therefore, the following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GB1: Protection of Green Belt.*
- *Policy D1: High quality design and place making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the 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.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 6: Building a strong, competitive economy.*
- *Section 9: Promoting sustainable travel.*
- *Section 12: Achieving well-designed places.*
- *Section 13: Protecting Green Belt land.*
- *Section 15: Conserving and enhancing the natural environment.*

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 this guidance 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 following SPDs are relevant in this case:

- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Cawthorne Village Design Statement (Adopted November 2019).*
- *Biodiversity and geodiversity (Adopted March 2024).*
- *Trees and hedgerows (Adopted May 2019).*
- *Walls and fences (Adopted May 2019).*
- *Parking (November 2019).*

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

Other Material Considerations

- *Cawthorne Parish Neighbourhood Development Plan*

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended). A site notice was placed nearby, expiring 27th November 2024, and the application has been advertised on the Council website. No representations have been received.

Biodiversity Officer	<i>No objections subject to conditions.</i>
Cawthorne Parish Council	<i>No objections.</i>
Local Ward Councillors	<i>No comments received.</i>
Forestry Officer	<i>No objections subject to conditions.</i>
Highway Drainage	<i>No objections.</i>
Highways Development Control	<i>No objections.</i>
Pollution Control	<i>No comments received.</i>
Yorkshire Water Services Limited	<i>No comments received.</i>

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 of Development

The development site is allocated as Green Belt land within the adopted Local Plan. The overarching policies in relation to protecting Green Belt land are established at a national level within the National Planning Policy Framework (NPPF). Paragraph 154(a) states that 'development in the Green Belt is

inappropriate unless one of the exceptions applies which includes: buildings for agriculture and forestry.'

Local Plan Policy GB1 sets out that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

The proposed development relates to the erection of a new agricultural building in the Green Belt to form a livestock, machinery and feed store. Buildings for agriculture are not a form of inappropriate development in the Green Belt in accordance with paragraph 154(a) of the NPPF, and therefore, the proposed development is acceptable in principle subject to compliance with other national and local planning policies and guidance.

Impact on Visual Amenity and the Permanence and Openness of the Green Belt

The proposed development is an acceptable form of development in the Green Belt in accordance with paragraph 154(a) of the NPPF and Local Plan Policy GB1. The proposed agricultural building would replace a significantly smaller agricultural shed on the eastern edge of the existing developed area of Hollin Royd Farm. The proposed agricultural building would be significantly larger and would encroach further into an adjacent field. However, it is not considered that the proposal would unduly impact upon the permanence and openness of the Green Belt. The existing developed area of Hollin Royd Farm is isolated with voids between existing surrounding development. The proposal would not materially extend the built environment further into the Green Belt and countryside. The proposal would, therefore, not conflict with paragraph 143 of the NPPF which establishes the five purposes of the Green Belt. These include to check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns merging, and to assist in safeguarding the countryside from encroachment.

The proposed building would be located by the roadside to the north of Lane Head Road and would be adjacent to an existing agricultural building. It is acknowledged that the proposed building would adopt a significantly larger footprint than existing buildings. However, the proposed building would maintain the eaves height of the adjacent agricultural building, would be constructed of green vertical box profile cladding and would be screened by existing roadside trees and vegetation, which would soften the development and lessen its prominence and dominance within the street scene. Buildings such as the one proposed are also a feature of the rural landscape and therefore, the proposal would be in-keeping with the character of the area.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Residential Amenity

The proposed building would be erected to the eastern edge of the existing developed area of Hollin Royd Farm which is an area that is separated from the nearest residential properties by an existing agricultural building. Whilst the proposal is unlikely to contribute to a significantly detrimental impact to existing amenity through increased overshadowing, overlooking and loss of privacy and reduced outlook, it is acknowledged that there could be some temporary disruption and potential nuisance caused during works. A condition could be used to control construction hours.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; the proposal would not affect existing site access or off-street parking arrangements. Highways Development Control were consulted, and no objections were received.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Trees

This application is supported by arboricultural information which identifies that the removal of two trees and some pruning works to others is required to facilitate the proposed development. The trees to be removed are relatively small and low-quality specimens. Nonetheless, it has been agreed that the removed trees will be replaced at a ratio of 3:1 on-site to mitigate their loss. It has been agreed that landscaping details will be secured by a pre-commencement condition. The submitted method statement provides details of issues such as new hard surfacing and tree protection. Therefore, this document should be conditioned to be complied with. The Council's Forestry Officer was consulted, and no objections were received subject to conditions.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This application is subject to BNG.

This application is supported by a Biodiversity Statement, Preliminary Ecological Appraisal (PEA), Bat Presence and Absence Survey and Statutory Biodiversity Metric. The Statutory Metric indicates that there would be a 15.42% net gain in habitat units and an 11.15% net gain in hedgerow units to be achieved on-site. This application is therefore subject to the Statutory Biodiversity Gain Condition and the Habitat Management and Monitoring Plan (HMMP) condition.

The submitted Preliminary Ecological Appraisal (PEA) also sets out further ecological enhancement opportunities through the installation of bat and bird boxes on-site.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

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:

- *Provide additional ecological details and agree replacement planting for trees to be removed.*

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 representations, 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.