

Application Reference Number:	2026/0561
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Application Type:	Prior Approval - Demolition
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Proposal Description:	Demolition of dwelling (Prior Approval)
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Location:	Wigfield Farm, Haverlands Lane, Worsbrough, Barnsley, S70 5NQ
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Applicant:	Mr Criag Douglas
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Third-party representations:	None	Parish:	None
		Ward:	Worsbrough Ward

Summary:

This is an application to determine if prior approval is required for the proposed demolition of a building/structure via The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 11, Class B: Demolition of Building.

In this case the building(s) consist of existing portacabins and shed structures, which are currently use as classrooms for educational purposes.

The site is washed over by Green Belt as defined in the Barnsley Local Plan.

The proposal meets the criteria set out in the GDPO is therefore acceptable.

Recommendation: **Prior Approval Not Required**

Site Description

The site is an existing operational farm and teaching site operated by Barnsley College. A number of animal/agricultural related courses are taught at the site, along with visitor facilities for school groups and the public. There are also associated facilities including a café and dog grooming business, with tourism related paraphernalia such as shelters, benches and boundary treatments with pathways in between. The site consists of a variety of barns and animal enclosures/paddocks closely grouped together within the 2.35ha complex. The fields to the north and east of the farm complex are also within the Applicant's ownership.

The site includes two existing detached classroom buildings along with a vehicular access off Haverlands Lane. The existing classroom buildings are single storey in height and consist of modular/portacabin style, finished in a green colour, with a flat roof and sloped access. The classrooms are positioned between two larger barn buildings, both of which are taller than the existing classrooms and have a gable style roofs.



Planning History

2022/0203- Demolition of existing and erection of replacement livestock shed/enclosure, APPROVED, 15/6/2022

2022/0202 - Erection of tractor shed and hay store agricultural building (Application to determine if prior approval is required), PRIOR APPROVAL NOT REQUIRED, 11/3/2022

2014/0857 - Demolition of existing animal enclosure, erection of a new livestock barn, animal enclosure, visitor shelter, animal house and new windows and door to main building, APPROVED, 19/9/2024

B/02/1292/WB - Change of use of existing building to create laboratory, staff room and store and external alterations, GRANTED, 22/10/2002

B/98/1147/WB - Erection of livestock building, GRANTED, 26/11/1998

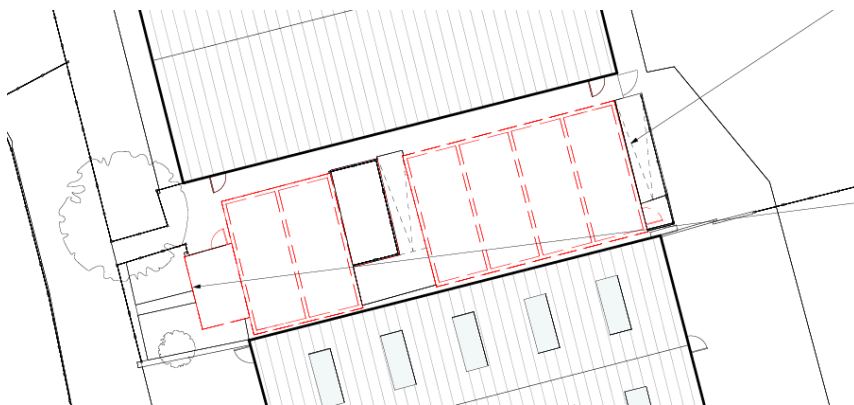
B/97/0880/WB - Erection of new training workshop, classroom, polytunnel and greenhouse, GRANTED, 18/9/1997

B/84/1163/WB - Conversion of redundant farm premises to form depot for Recreation Department in accordance with drawings, GRANTED, 12/10/1984

B/76/3028/WB - Erection of bungalow to replace farmhouse, HISTORIC, 3/3/1977

Proposed Development

The application was submitted as a Prior Notification for the intended demolition of the proposed works under Part 11 'Heritage and Demolition', Class B: Demolition of Buildings, of the Town and Country Planning (General Permitted Development) Order 2015. Under this procedure the Council has 28 days for consider whether Prior Approval is required for the proposed method of demolition and means of site restoration. This proposal is for the demolition of the classroom buildings and remove all associated infrastructure.



Consultations

Pollution Control – No objection.

Local Ward Cllrs – No response.

Publicity

Condition B.2 (b) (iv) requires the applicant to display a site notice on or near the land on which the building is to be demolished, for at least 21 days. The applicant has provided evidence of this with the application submission.

The Local Planning Authority has not received any comments/letters in response to the displayed site notice.

Assessment

Schedule 2, Part 11, Class B: Demolition of Building, of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out the criteria for the application as follows:

Development is not permitted by Class B if—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or

(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

(d) the building is used, or was last used, for the purpose of—
(i) a concert hall;
(ii) a venue for live music performance; or
(iii) a theatre; or

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;
(ii) that is a scheduled monument;
(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
(iv) within the grounds of a museum or art gallery; or
(v) within the curtilage of a dwellinghouse

The development hereby proposed to be demolished is/was last in use as a classroom/educational purposes and consists of a portacabin style structure with associated ramps and access. The building has not been used as a drinking establishment and/or any form of venue or theatre. The building is not listed nor is within a conservation area or affects the setting of a museum; scheduled monument or dwellinghouse. The LPA is not aware that the buildings have been previously deemed as unsafe.

The conditions set out in the GPDO requires the applicant to:

- apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;
- provide a written description of the proposed development; a statement that a notice has been posted; and any fee required to be paid;
- display a site notice on or near the land on which the building to be demolished is sited;

In this instance, the applicant has undertaken the relevant requirements and provided the LPA with the necessary information. The application includes a Demolition Method statement which sets out how the demolition will take place and the appropriate mitigation measures. On this basis, the demolition is acceptable and shall be carried out within 5 years of the decision.

Recommendation: Prior Approval not required

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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 objections, 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.

Conditions

1. The development must be carried out within a period of 5 years from the date on which the application was submitted to the local planning authority which was the 9th July 2026.

Reason: In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development/demolition hereby approved shall be carried out strictly in accordance with the plans:

Location Plan, Drawing No: WFC SEV ZZ ZZ D A 00510, Rev: P01

Methodology Statement

Proposed Demolition Site Plan, Drawing No: WFC ZZ ZZ D A 00512, Rev: P01

and specifications as approved unless required by any other conditions in 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.

Informatives

1. The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the specification and satisfaction of the Highways Authority and you must give 6 weeks' notice of demolition. If you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work, or you may be prosecuted. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/> or please contact at email demolition@barnsley.gov.uk
2. If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.
3. It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.