

2021/0257

Hensby

Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings

Berry Moor House Farm, Pinfold Hill Lane, Silkstone Common, Barnsley, S75 4RF

Planning History

2020/0092 - Erection of two storey side extension and single storey extension to form garage, additional living space, entrance canopy and balcony – Approved with conditions

Description

Berry Moor Farm is located within the Green Belt countryside on the outskirts of the village of Silkstone Common. The site is accessed from Pinfold Hill Lane and shares this access with 4 other properties, Berry Moor House and 3 other properties known as Partridge Dale set to the south east.

Berry Moor Farm is a vacant former farmstead which has not been used for agricultural purposes for some time. The site comprises of a farmhouse, hardstanding, a range of barns and a former brick built stable building in an L shaped courtyard formation adjacent to the farmhouse. The outbuildings to be converted are constructed of brick and the other buildings to be demolished comprise of blockwork and steel. There is a significant amount of hardstanding which surrounds the buildings.

A public foot path runs past Berry Moor House Farm and onto House Carr Lane which leads to the centre of the Silkstone Common village.







Proposed Development

The proposed development involves the demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings.

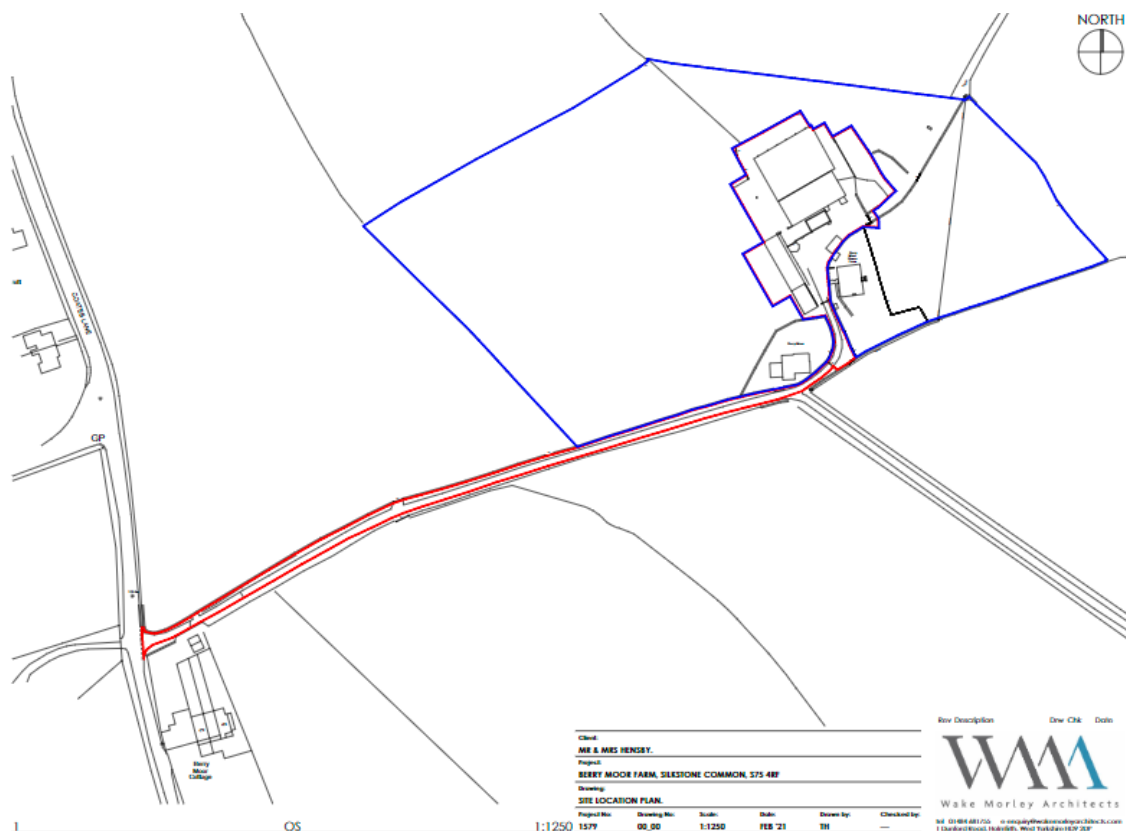
The works comprise of the following:-

- Farmhouse – Not part of this application, retained for residential use and refurbished/extended under application 2020/0092.
- Stable block – Converted for residential use with subdivision to create 2 no. 4 bed dwelling houses and 1 no. 3 bed dwellings. Plots 2,3 and 4 are located within the long stable building set adjacent to the existing farmhouse. The building appears to be of an overall good structural condition. A single storey extension is proposed to the rear of the building, with a projection of 3m has been included in order to allow for a kitchen and dining room. The building does not have a defined curtilage to the rear, therefore it is proposed to create garden areas to the rear of the properties, limited to what is necessary to provide sufficient garden areas to meet the SPD requirements. The southern end of the stable block there is currently an open sided garage which will be utilised as garages for plots 2, 3 & 4.
- Open sided steel framed barn – To be demolished.
- Largest steel framed cow shed – To be demolished.

- Smaller cow shed – To be converted to 1 no. residential dwelling with 5 bedrooms. Plot 5 is to be converted from the larger barn to the north of the site. The curtilage proposed would surround the north and east. A small single storey extension is proposed to the north elevation to allow for an additional bedroom.
- Replacement outbuildings are proposed to include a car port and a tractor store/livestock barn to be used in connection with the small holding, to be constructed of reclaimed brick with timber cladding and a slate roof.
- Hard standing to north to be returned to agricultural land
- Hard standing to the east to be utilised as domestic curtilage.

A number of surrounding barns above will be demolished in order to create amenity areas and a large area of curtilage to the north will be returned to field use in order to offset the extension proposed to the stable building and the small curtilage area for the dwellings.

The existing access will remain unaltered.





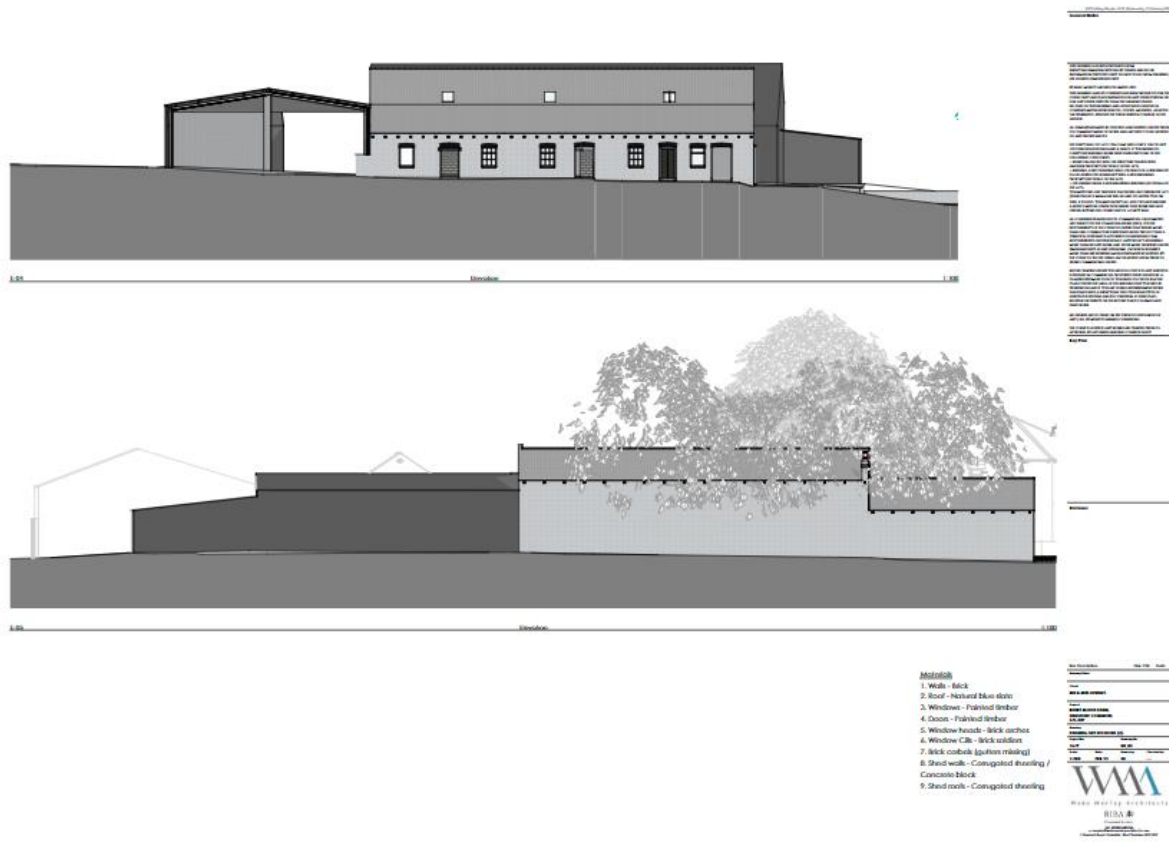
Proposed site plans



Existing sections and elevations



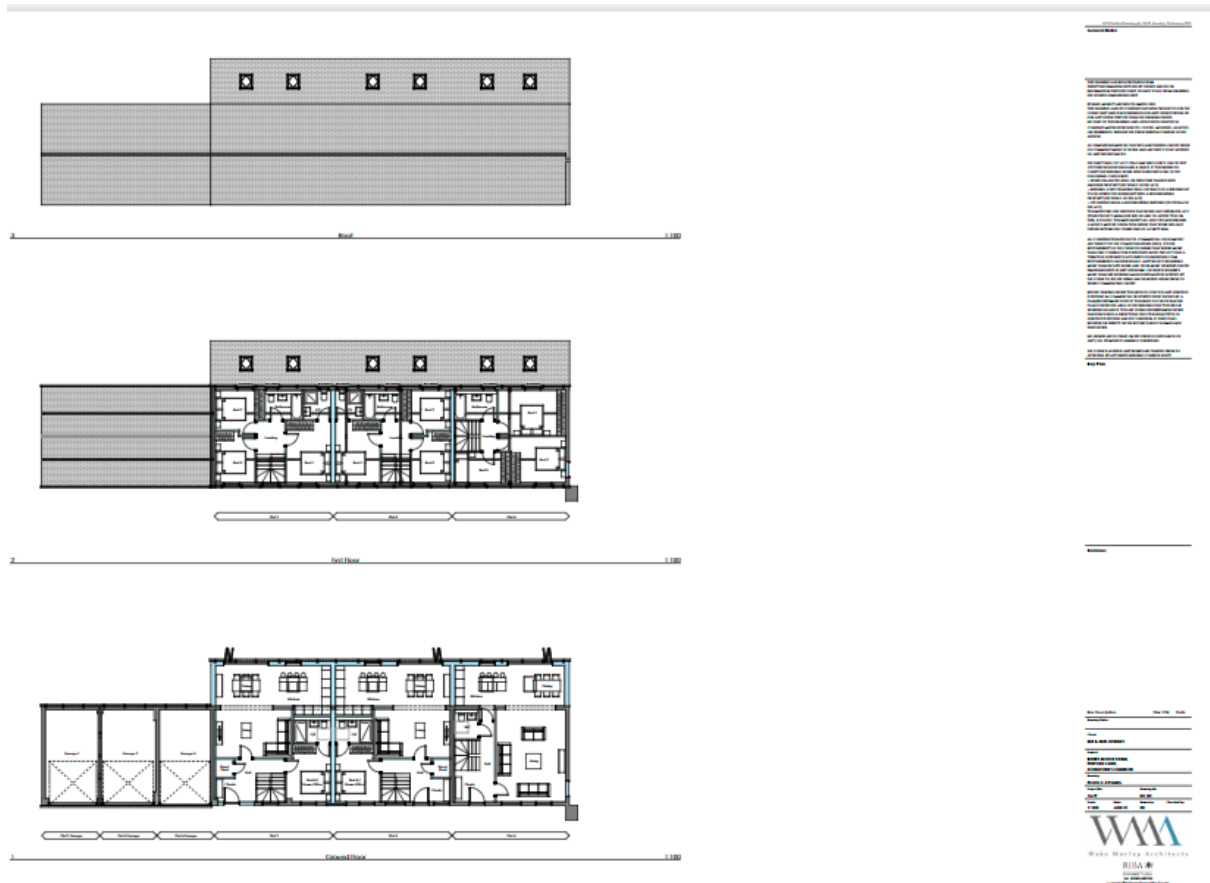
Proposed sections and elevations



Existing Sections and Elevations



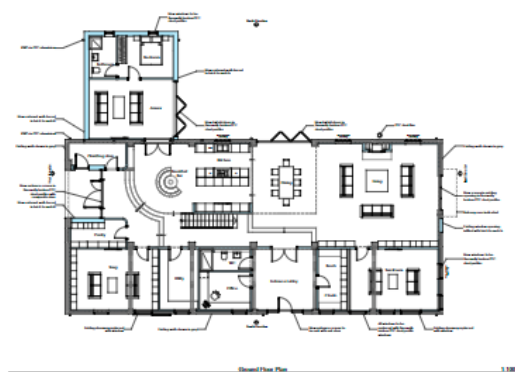
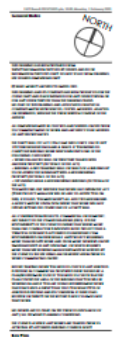
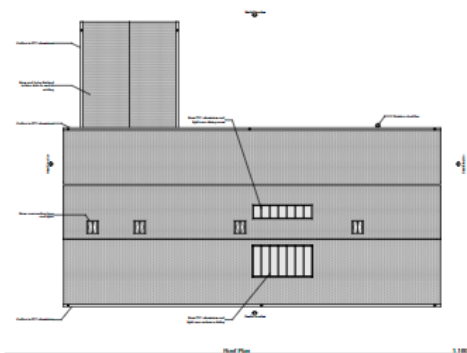
Proposed sections and elevations



Plots 2-4 plans



Architectural drawing showing the first floor plan of a building. The plan includes various rooms such as Reception, Office, Conference, Kitchen, Dining, and Staircase. The drawing is oriented with North at the top. A legend on the right side identifies symbols for doors, windows, and furniture.



Plot 5 Plans

Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan Policies

The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national Green Belt policy.

Policy GB2 allows for the replacement, extension and alterations of existing buildings in the green belt.

Policy GB3 allows for changes of use to buildings in the Green Belt.

Other relevant policies include:

GD1 General Development

H4 Residential Development on Small Non-allocated Sites

T3 New Development and Sustainable Travel

T4 New Development and Transport Safety

D1 High Quality Design and Place Making

BIO1 Biodiversity and Geodiversity

Poll1 Pollution Control and Protection

Supplementary Planning Documents

- Barn Conversions
- Trees and Hedgerows
- Design of Housing Development
- Parking

NPPF

The National Planning Policy Framework 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.

Consultations

Air Quality – EVCP's are required for each dwelling.

Biodiversity Officer – No objections subject to conditions

Conservation – No objections

Drainage – No objections subject to conditions

Environment Agency – No comments received.

Highways – No objections subject to conditions

Parish Council – No objections/comments

Pollution Control – No objections

PROW – No objections subject to informative

Trees – No comments received

SYMAS – No objection subject to condition

Yorkshire Water – No comments, refer to Drainage

Representations

1 comment has been received which states the following:-

'I am a resident of Partridge Dale, we currently have access to our property via the lane from Pinfold Lane to Berry Moor House and then subsequently down to Partridge Dale.

Please consider that an additional 4 dwellings will put significant strain on the already poor quality access lane. I would appreciate it if you could consider requesting that the developers surface the lane adequately and put in sufficient width to allow 2 vehicles to pass.'

Assessment

The site is in the Green Belt as allocated on the adopted Barnsley Local Plan where inappropriate development is, by definition, harmful and should not be allowed except in very special circumstances. Local Plan Policy GB3 does, however, allow for changes of use to existing buildings in the Green Belt, subject to the various criteria. The buildings which are the subject of this application are traditionally built farm buildings and some of which, in particular the brick built stable structures and smaller cow shed to be converted, are no longer suitable for modern agricultural use but do have a value in terms of their contribution to the character of the area. It is clear that the existing buildings to be converted are of a good condition and can be converted without the need for large scale demolition or reconstruction in accordance with Policy GB3.

The agent has submitted the following supporting information with the application:- 'Berry moor farm has a considerable amount of built volume in its extant form. The proposals seek to repurpose that volume in a sustainable and efficient manner. Part of that strategy is to demolish a considerable amount of volume so that the overall net volume on the site is considerably reduced. Whilst the proposals include the erection of a new barn and a new garage with a carport, these new edifices are necessary to the use of the new dwelling houses, are situated within the footprint of existing built form, and are considerably smaller than existing buildings on the site that are proposed for demolition. The resultant net volume on the

site (not including the farm house but including the extensions previously consented) amounts to a reduction of 11,381m³.'

Local Plan Policy GB3 does not allow for the extension or replacement of buildings, and although Policy GB2 does, they should be in the same use as the existing building. This application changes the use of the barns from agricultural to residential, however the proposed new build elements/extensions are not strictly in compliance with Local Plan Green Belt Policy and as the site was previously agricultural, it does not qualify as previously developed land. In terms of the extensions, small single storey extensions are proposed to the stable block for plots 2,3 and 4 and the larger barn for plot 5, however these are limited to single storey and do not result in an increase in overall floor area, as a result of the buildings to be demolished. In addition, the impact of this aspect of the scheme can be weighed against the benefits of bringing the brick built buildings back into use and retaining their character in the long term. The proposed buildings being demolished and replaced are not of any significant architectural merit and their loss would be acceptable. The barns to be replaced with the garage block and replacement barn and tractor store do form part of the courtyard formation on the site and the proposed replacement retains this aspect of the sites character. The other extensions on the site are small in scale and complimentary in design and materials. Therefore, overall there will be very limited impact on the openness of the Green Belt and it is accepted that very special circumstances exist in that the site would have an overall improvement to openness and visting amenity which would outweigh the harm to the Green Belt. Permitted Development Rights should be removed to prevent any further extensions to the dwellings without planning permission.

A new replacement agricultural building and tractor store is proposed on the site which is appropriate development in the Green Belt but is potentially in conflict with Policy GB3 which specifically states that development should not give rise to the need for replacement agricultural buildings. However, it is noted that in addition to the proposed barn conversions the more modern agricultural buildings/structures to be replaced are in poor repair will be removed, and the new agricultural building and tractor store would sit on the footprint of existing building. Therefore, as the proposed replaces buildings not being converted there is no conflict with GB3.

Residential Amenity

Because of the courtyard arrangement of the existing buildings there is some overlooking of the existing farmhouse, however this is considered acceptable and no different to other more modern housing estates where dwellings face over a road. Other properties not associated with the farm are a significant distance away and would not be adversely impacted by way of any overlooking, overbearing or overshadowing impact.

All the properties have reasonable living space internally which meet the requirements of the SPD and the proposed garden areas to plots 2, 3 and 4 are approx. 55/56sqm which falls slightly short of the 60sqm required by the SYRDG and the SPD, however the aim has been to limit the curtilage as much as possible to reduce the impact upon the openness of the Green Belt. In this instance the properties overlook the open countryside and this rural location provides easily accessible opportunities for external recreation, therefore the slightly reduced garden areas (by 4/5sqm) is considered to be acceptable in this instance. The proposal is acceptable in residential amenity terms.

Visual Amenity

The proposed design and layout of the buildings as converted is in line with the Barn Conversions SPD and Local Plan Policies HE1 and HE3, with new openings kept to a

minimum and the character and design of the buildings largely maintained. Materials to be used in connection with the development are of a high quality, with oak, reclaimed brick where possible and slate. In terms of extensions, the SPD Barn Conversions states that: 'Extensions (when required) should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean to roof' avoiding deviations from a single rectangular plan.' The proposed single storey extensions are located on the longer elevations, however the Conservation Officer has no objection to this, and it is felt that the sympathetic design of these additions would complement and enhance the existing building, in particular the stable block which features a blank rear elevation which is devoid of any character or features.

The Conservation Officer has been consulted and raises no objections to the proposal: 'The existing farmhouse is being retained and converted under a previous permission. The modern portal framed sheds are being removed and I think it likely there will be a decent net gain in terms of openness. There are some older barns on site notably the longer barn to the east that is being retained and the converted. Looking at the plans and elevations provided the conversion does result in a large development but one that I agree is less than the existing volumes and forms as existing. Overall, I have few issues with the design and the forms, details, materials and methods are on the whole sympathetic. In summary I'd raise no objections.'

The proposed will ensure the retention and restoration of a number of traditional farm buildings which will form an attractive former farmstead. New additions to the existing buildings are moderate in scale and designed to be in keeping with the character and appearance of the site; this includes the new agricultural building. Buildings to be removed are in poor repair/appearance and their removal will tidy up the appearance of the site.

Therefore, the proposed is acceptable in visual amenity terms.

Highways

The access road, is an existing access for two separate former farmsteads, Berry Moor House Farm and Partridge Dale and is not currently suitable for adoption. The Highways Officer has stated that the development does not currently conform to the technical requirements contained within the South Yorkshire Residential Design Guide. A development of this nature would result in more than 5 properties off this private drive and would ordinarily require the lane to be brought up to adoptable standard; however, this would result in further development and harm to the Green Belt with the works that would be required to widen the road and the type of surfacing that would be required. Whilst the number of properties exceeds the threshold for the maximum number of properties that may be served from a shared private drive, the sites permitted use as a working farm and the activity that would be associated with this use should be considered. The former farm is also located mid-way along the track. The use for a further 4 dwellings would not be significant overall and the access is similar to other accesses around the borough to rural farmsteads/barn conversions. Any future occupiers of the dwellings would be aware of the nature of this access and there are spaces to pass other vehicles along this part of the access.

Paragraph 111 of the NPPF states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' Whilst there have been concerns raised with regard to the type of access, as detailed above and taking account the current and previous agricultural use of the site, that the additional activity on this short section of lane would not have a significant impact upon highway safety nor would the residual cumulative

impacts on the road network be severe. The Highways Officer has evaluated the scheme and states that 'being cognisant of the fact that the lane already exceeds the number of dwellings beyond the maximum that could be served from a shared driveway as specified within the SYRGD, it is considered that the proposal would not have an unacceptable impact on highway safety, nor would the cumulative impacts be severe. Therefore, it is considered to meet the 'tests' of NPPF para 111 in this regard.' Taking the above into consideration, on balance, there are no objections to the proposal from a highway safety perspective, subject to standard conditions.



Access Road

Sustainable Development

In terms of the location of the site and its sustainability, the site is approximately 1 mile drive from the centre of Silkstone Common, where there are several facilities, such as a railway station, primary school and public house. The applicant is proposing EVCP's and a condition will be applied to secure bicycle storage areas for the dwellings; in order to encourage the use of sustainable forms of transport. In addition, the site is set adjacent to a public right of way which allows direct pedestrian access to House Carr Lane and the centre of Silkstone Common, which is an approximate 20 minute walk. As such, whilst it is accepted that the private car will be used there are options to walk to services and facilities therefore providing a sustainable option for future occupiers.

Impact upon Protected Species

The applicant has submitted an updated bat and bird survey which is considered acceptable by the Biodiversity Officer subject to the mitigation measures within the survey being complied with. A condition will be attached to the approval notice which states that the development must comply with the measures recommended within the survey. As stated, the Biodiversity Officer has raised no objection to the proposal subject to this condition.

Trees

The Tree Officer has been consulted and has not commented on the proposal. There are trees to be removed as part of the proposal which are located in very close proximity to the existing stable building. Unfortunately these trees are too close to the building to be retained and whilst the loss of these trees is regrettable, there is an opportunity for further tree planting within the site, therefore a landscaping scheme should be conditioned as part of any planning approval.

Recommendation

Grant subject to conditions