

Our Ref: MJT/JMT/AP030/20

19th May 2020

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir / Madam,

**RE: DETAILED PLANNING APPLICATION FOR 1NO DWELLING FOLLOWING
DEMOLITION OF EXISTING STABLES (VARIATION TO PREVIOUS APPLICATION
2018/0706) – LAND OFF BAR LANE, MAPPLEWELL – MR P NEEDHAM**

Please find attached the above-mentioned application which has Planning Portal reference 08729610. I confirm that the requisite planning fee has been paid via the Planning Portal.

In support of the application the following information is provided:-

- (i) Full plans and details – White Agus Partnership;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Bat Report (as previously submitted) Middleton Ecological Consultancy;
- (iv) Copy of the Certificate of Lawful Use (No 2018/0110); and
- (v) Statement by IOP Consulting, Planning Lawyers.

In support of the application and to provide the Council with summary background details with regard to the application, I would comment as follows:-

- (i) The subject site constitutes land and stables which are lawful following the grant of a Certificate of Lawful Use by the Council (App No 2016/0010). The site constitutes brownfield land.

- (ii) The site has a lengthy planning history and previous proposals to convert the stables to a dwelling were refused by the Council (application no 2018/0706). A subsequent appeal (APP/R4408/W/18/3213869) was dismissed, (essentially on the basis of the harmful impact of the proposed curtilage on the openness of the Green Belt). That decision formed the starting point for the drafting up of this scheme.
- (iii) This proposal now seeks the redevelopment of the site with the stables to be demolished and replaced by a newly constructed dwelling, as shown on the submitted plans.
- (iv) This proposal therefore falls to be tested against policy in relation to the redevelopment of brownfield sites in the Green Belt.
- (v) In terms of planning policy, it is noted that in the revised NPPF the test for the redevelopment of brownfield sites relates solely to the test of openness. Further advice on this issue has also provided in Planning Practice Guidance 'Green Belt' published in July 2019. It is considered that this proposal falls to be tested against the updated advice and recent case law in terms of such development as outlined in the submitted IOP Consulting statement. It will be noted that physical changes to the site including fencing and hedge planting have taken place. The site is not "open in character".
- (vi) In drafting up the proposal, care has been taken in terms of size, scale, footprint, volume and design to ensure that there are no harmful impacts on the area and the Green Belt's openness.

Specifically, the proposal seeks a much smaller building than that currently on site and that previously proposed. In terms of comparison:

Volume: Existing 230 cu m	Proposed: 183 cu m	Reduction: 79% of existing Volume – a reduction of 20.5%
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It is considered that the reduction in built form will bring will bring significant benefit to the openness of the Green Belt. The residential curtilage is smaller than previously considered by the Council. It will also be noted that the proposed site has been fenced off (under Permitted Development) and native hedgerows have been planted.

It is considered that the proposed substantial reduction in built form and resultant clear benefit to openness more than offsets the harm of the formation of the curtilage. This scheme overcomes the issues raised by the Council and the Inspector by improving openness.

- (vii) The supporting planning statement submitted with this application demonstrates that the proposal conforms to the Development Plan and all material considerations. It is therefore considered that planning permission should be forthcoming.

Should the Council require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

Encs