



PLANNING CONSULTATION RESPONSE

Application No	2026/0088
Proposal	2026 0088 New Access and Security Fencing in Relation to new SPS at Land to the North of Balk Farm Court Birdwell
Address	Land to the North of Balk Farm Court Birdwell
Date of Consultation Reply	160726
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application relates to the provision of a new Sewage Pumping Station (SPS) within fields to the north of Balk Farm Court, Birdwell. The SPS itself benefits from permitted development rights; however, the associated works comprising the erection of security fencing and formation of an access track are not PD. The application is retrospective in relation to those elements. The site lies in relatively close proximity to two designated heritage assets at Balk Farm: Balk Farmhouse ([NHLE 1151049](#)), located approximately 35m to the south-south-east, and the adjacent listed barn ([NHLE 1192453](#)), located approximately 50m to the south. There is also a non-designated barn to the south-east of the former farmstead, now converted to residential use. The access track serving the SPS enters the field to the north of the listed buildings via Balk Farm Court, adjacent to 4 Balk Farm Court, which is a modern, unlisted dwelling. The 1.2m-high fence associated with the SPS encloses the perimeter of the immediate SPS compound. The track curves around Balk Farm Court to provide access to the SPS from the east. The submitted information includes a detailed Heritage Impact Assessment which considers the designated and non-designated heritage assets likely to be affected by the proposal. The principal heritage consideration is the effect of the development on the setting of Balk Farmhouse and the adjacent listed barn. The access track has little or no vertical upstand and, once the grasscrete has been laid and grass has re-established, it is likely to be visible only within its immediate vicinity. The fencing will be more visible and will enclose the perimeter of the SPS compound at a height of 1.2m. The field was previously undeveloped and, as such, the proposal will introduce a minor change to the setting of Balk Farmhouse and the adjacent listed barn. This is particularly so in views looking north into the field and in views from the north



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looking south towards the farmhouse in the context of the SPS. Whilst I have no need to repeat the full contents of the HIA, I note that in relation to the impact on Balk Farmhouse (NHLE 1151049), it advises:

*The proposed fencing around the new SPS comprises wooden posts and rails, which is in keeping with the fencing to the south-west sections of the Balk Farmhouse grounds, notably along Sheffield Road. Overall, the Proposed Development will result in some visual harm (**low level of less than substantial harm**) to the heritage significance and setting of Balk Farmhouse.*

And in relation to the adjacent listed barn (NHLE 1192453):

*The Proposed Development will be glimpsed in the context of the heritage asset in views from the north and north-west. In this regard, it will result in some visual harm (**low level of less than substantial harm**) on the heritage significance and setting of the designated heritage asset.*

And in relation to the undesignated barn to the southeast of Balk Farmhouse:

*The Proposed Development will result in **no harm** to the significance and setting of the heritage asset, given that there is limited intervisibility between the Site and the non-designated heritage asset.*

A further recommendation is made to mitigate the low level of harm through hedge planting, which would provide screening to the fencing around the SPS compound. In principle, I agree that the level of harm would be very low, particularly with regards to the context of modern development within the immediate vicinity to the south of Balk Farm Court and the presence of Sheffield Road approximately 30m to the west. On balance, I consider that the proposal is justified and would accord with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Barnsley Local Plan Policy HE1, and NPPF 212. I therefore raise no objection.

To further reduce the visual impact of the development on the setting of the heritage assets, I agree that hedge planting, together with the colour and finish of the fencing, could be secured by condition, as set out below.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

The permitter of the Sewage Pumping Station shall be planted with a native species of hedge such as Hawthorne, Blackthorne, Hazel, or Field Maple in order to screen the fence and the development.

The fencing shall be timber post and rail to a height of 1.2m and stained a neutral colour.

Consultation Informative(s):

Planning Obligations required:



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