
2022/0203

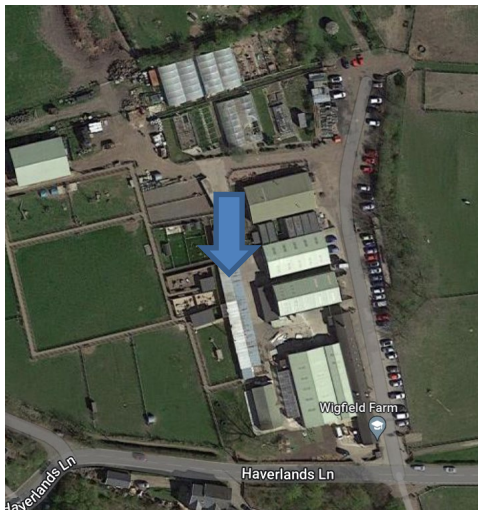
Mr Rob McKenzie

Demolition of existing and erection of replacement livestock shed/enclosure

Wigfield Farm, Haverlands Lane, Worsbrough, Barnsley, S70 5NQ

Site Location and Description

Wigfield Farm is located to the south of Urban Barnsley, in the countryside adjacent to Worsbrough Country Park. The farm operates as a working farm, as a base for Barnsley College horticulture and animal management courses and as an open farm/visitor centre. The livestock building subject to this application is sited on the western edge of the building complex, as marked with the blue arrow below.



Existing livestock shed



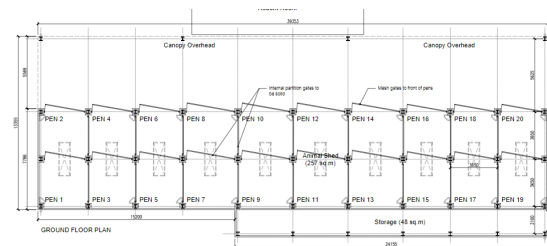
Site History

There is an extensive planning application history relating to the use of the farm as outlined above. The most recent application was for an agricultural building to be used as a tractor and hay store, for which it was decided that prior approval was not required on 11 March 2022.

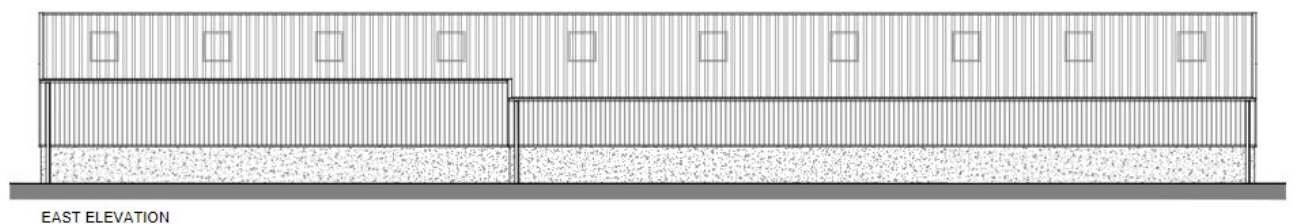
Proposed Development

The applicant seeks permission for the replacement livestock building, of the same floor area as the existing – (334 square meters), which is to have reinforced concrete walls with timber cladding at the upper level and metal profile roofing sheets, specified to ‘match the existing buildings’. The layout shows a solid wall facing west and the pens being accessed from within the building under an open canopy to the east of the building.

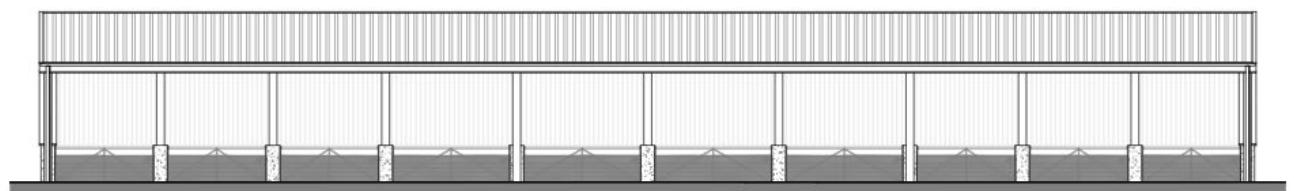
Proposed Floor Plan



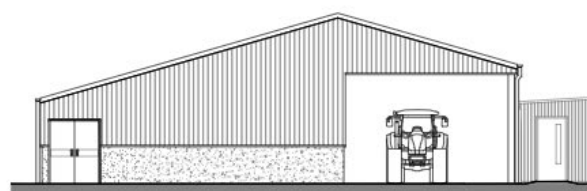
Proposed elevations



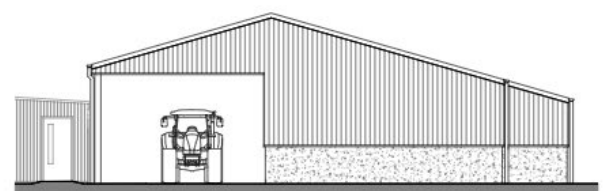
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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

The site is within an area designated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy GB1 Protection of Green Belt – indicates that the Green Belt will be protected from inappropriate development in accordance with national planning policy

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

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

Highways DC – The proposed livestock shed will not result in any increase in the size of the facility as both the existing and proposed units are of the same size and in the same location, from a highways point of view it is for all intents and purposes a like-for-like replacement.

As such, the proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective.

Pollution Control - This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended

Coal Authority – The application site falls within the defined Development High Risk Area where there are coal mining features and hazards which need to be considered in relation to the determination of this application. Specifically, Coal Authority records indicate that coal mining has taken place beneath the surface at shallow depth. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The application is accompanied by a Coal Mining Risk Assessment report which recommends the carrying out of intrusive ground investigations. The Coal Authority welcomes this recommendation and accordingly recommends that if planning permission is granted, it should be subject to a condition requiring site investigation and the completion of any necessary mitigation works.

South Yorkshire Mining Advisory Service – The site is located within a Coal Authority mining referral area due to the probable presence of the shallow Barnsley coal seam and coal mine workings. The applicant has provided a coal mining risk assessment that makes the recommendation that site investigations are required to evaluate ground conditions and the need for any ground remediation/mitigation. If planning permission is granted it is recommended that a suitable condition is attached to ensure that site investigation and any necessary mitigation works are completed.

Ward Councillors – no comments received

Representations

The application has been publicised by means of direct letters to nearby properties inviting comments before 17 May and a site notice from 13 April to 6 May; no representations have been received.

Assessment

Principle of development

The proposal is in the Green Belt where national planning policy indicates that the construction of new buildings for agriculture are not inappropriate. The principle of development is acceptable subject to consideration of details.

Design

The design of the agricultural building is in keeping with the character of the Farm and it is considered that the design of the proposals is acceptable and in compliance with Local Plan Policy D1. The application indicates that the materials will be grey concrete, green cladding and grey/green roof sheets, and 'to match those used in the existing buildings'. A condition is recommended to require approval of the materials to be used in the proposed building for clarity.

Highway safety

The Highway Engineer advises that the proposed livestock shed will not result in any increase in the size of the facility as both the existing and proposed units are of the same size and in the same location, from a highways point of view it is for all intents and purposes a like-for-like replacement.

As such, the proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective

Residential amenity

The proposed livestock shed is on the site of an existing shed, where it is separated from the nearest residents (approximately 45 metres away) on the opposite side of Haverlands Lane by an existing farm building. The next nearest dwellings are over 200m away to the West and the East. The shed is designed so that there will be a blank elevation facing across fields to towards the houses to the West and has an open aspect to the East, but there are farm buildings between the proposed shed and the houses to the East.

Together with the advice of Pollution Control that the development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, it is concluded that the proposal will not have an adverse effect on the amenity of local residents. It is recommended that a condition restricting hours of construction is imposed in the interests of the amenity of local residents.

Other

The application is accompanied by a coal mining risk assessment which concludes that further intrusive investigation is required, and a condition is recommended on the advice of the Coal Authority and SYMAS.

Recommendation

Grant subject to conditions