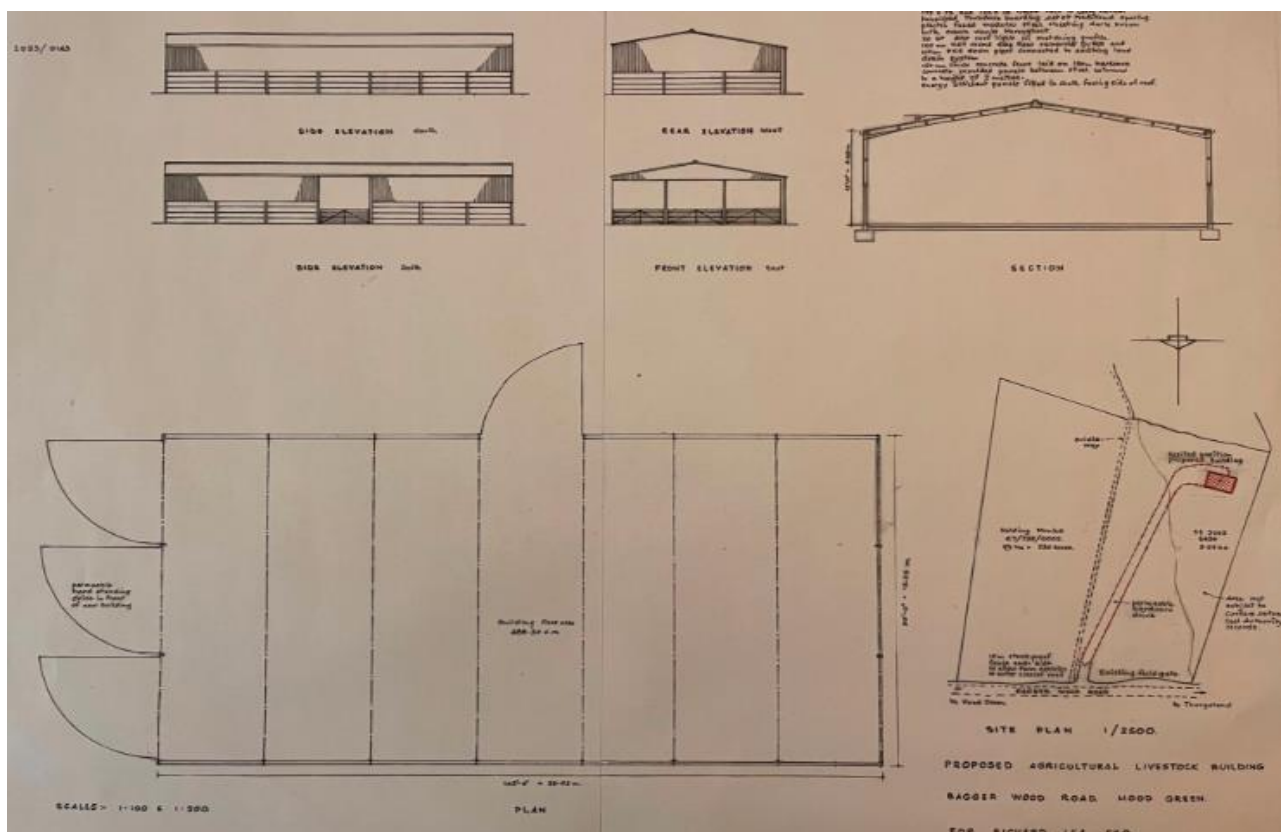




The applicant seeks permission for the erection of an agricultural livestock building to measure 15.25 meters by 30.5 meters with a height to the eaves of 4.45 meters and 5.9 meters to the ridge. The materials used will be concrete panels and Yorkshire boarding. The roof covering will be steel modular sheeting (dark brown) with matching grp roof lights.

Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require it.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy BIO1: Biodiversity and Geodiversity – States the development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;

- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant paragraphs include:

Paragraph 152: Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 154: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

The Coal Authority were consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections.

Penistone East Ward Councillors were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

Public Rights of Way were consulted and raised no objections.

Stainborough Parish Council were consulted and raised no objections.

Yorkshire Water were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted, one objection was received and in summary raised the following points.

- The original agricultural buildings belonging to that property were sold for property development
- Adding more buildings now to that site will further spoil the landscape and will encourage further developments in that area.
- This site is over one mile away from Manor Farm and in the middle of a field. Its address is actually on Bagger Wood Road and cannot have manor farm as its location.
- Due to the application having the incorrect address it will require re-submitting as having the address of Manor Farm suggests it's part of a current development which it is not.
- Bagger wood road is a narrow country lane and the entire entrance to this site will require development and road closures to allow the site to be built.

It is acknowledged that the previous buildings for Manor Farm have been converted into dwellings via a prior notification and application and a full planning application. The farming operation had since been moved to another farm (Stone Farm). The applicant has since decided to apply for a new building for Manor Farm as opposed to expanding Stone Farm. The LPA cannot control the applicant's decision regarding this and only judge the proposal as a new agricultural building which in principle (see NPPF and below) are deemed acceptable in the Green Belt.

With regards to Bagger Wood Road both Highways DC and Public Rights of Way were consulted and neither raised any objections to the development to which the re-location of the barn served to improve matters with regards the access and the PROW.

Assessment

Principle of Development

The site is located within an area designated as Green Belt where the construction of certain new buildings is classed as inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight is given to any harm to the Green Belt and very special circumstances do not exist unless the potential harm to the Green Belt and any other harm is clearly outweighed by other considerations. One of the exceptions to this are buildings for agricultural purposes which this development would fall into and as such the building would not be classed as inappropriate development. Local Plan Policy GB1 states that the Green Belt will be protected from inappropriate development in accordance with the NPPF to which paragraph 154 of the NPPF states that, amongst others, buildings for agricultural purposes are considered appropriate development within the Green Belt.

Visual Amenity and Impact upon the Green Belt

Local Plan Policy D1 states that *“development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley”*. The proposed building is of a simple traditional agricultural style construction akin to the other modern agricultural buildings around the borough. The design and materials are considered to fit in well with the rural landscape.

The location of the barn would be visible from public viewpoints and will have some prominence within the street scene of Bagger Wood Road however this is not deemed to have a detrimental impact. Whilst the barn would be prominent in the open landscape, the access is existing and given the proposed use of the building it is not considered to have a significantly harmful impact upon the openness of the Green Belt given that agricultural buildings are deemed appropriate. The location of the building has been moved from being directly adjacent Bagger Wood Road to further lessen its impact due to it now being significantly setback from the highway and no longer parallel to it.

Residential Amenity

The building is located over 100 metres from the nearest residential properties to the west; it is therefore considered that the location of the barn would be located a sufficient distance from the nearest residential properties to not significantly impact on the amenity of these residents.

Highway Safety

There will be no impact upon highway safety. The proposed building would be accessed via agricultural land that has an existing access off Bagger Wood Road. The amended plans show that it is now intended to position the proposed livestock building approximately 250 metres further into the field away from Bagger Wood Road, this would involve the creation of a permeable hardcore drive. The development still includes proposals to improve the existing access by setting the gates back 10 metres into the site to allow farm vehicles to pull clear of the highway, as such, it is considered that the proposals result in overall betterment from a highways point of view.

Recommendation

Approve with conditions