
2022/0060

Applicant: Alan Crook

Description: Erection of agricultural building

Well Hill Farm, Well Hill Road, Wortley

Site Description

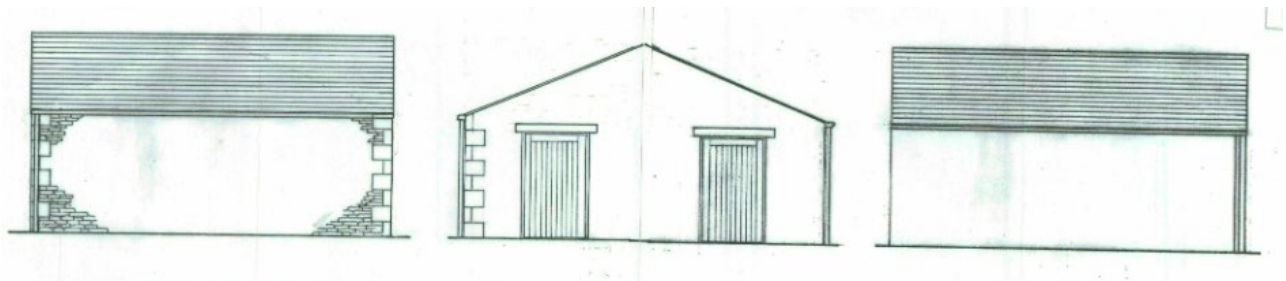
Well Hill Farm consists of a Grade II Listed Stone farm house building with modern agricultural buildings to its eastern side. There is woodland to the north and east and open fields elsewhere.



The nearest houses are on the opposite side of Well Hill Road although the site is in predominantly rural surroundings.

Proposed Development

The proposed development is for a single storey agricultural equipment store measuring 7m x 7m. Materials are stated to be natural stone with stone slates and timber doors.

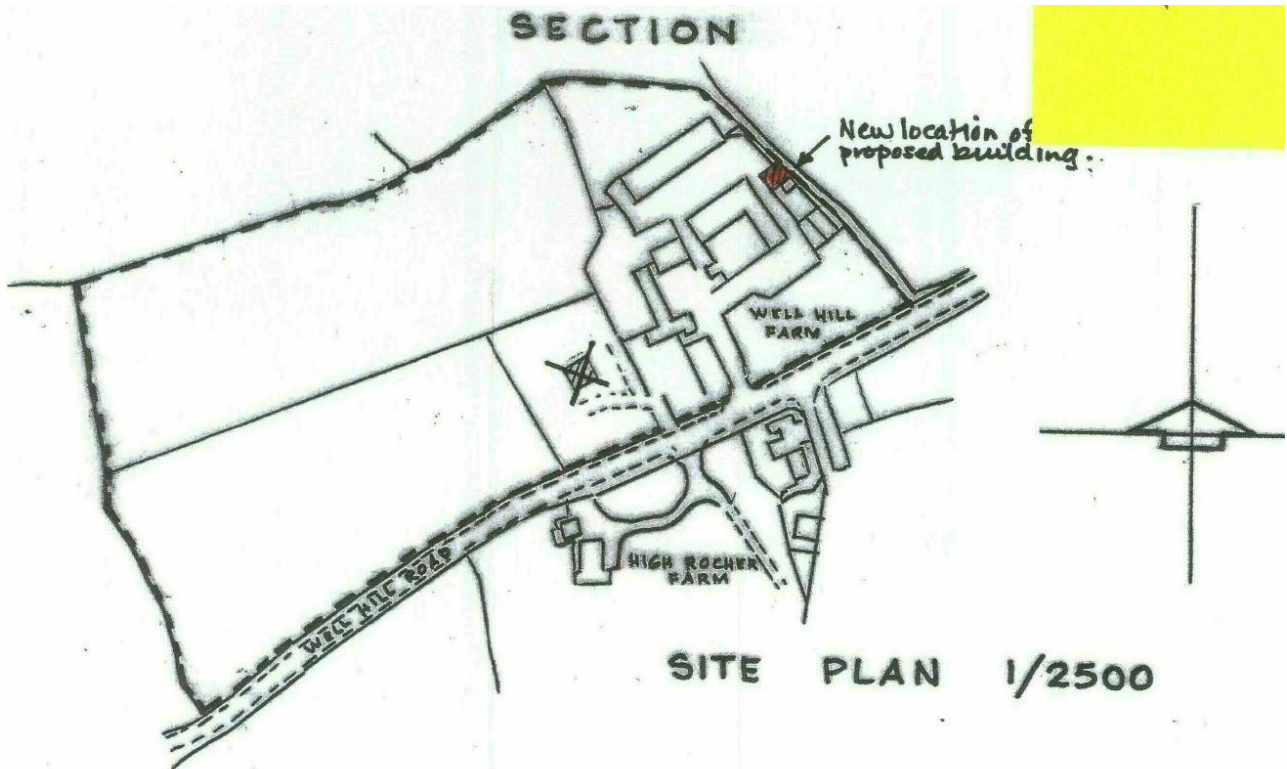


The applicant originally submitted the positioning of the building as to the west of the farmhouse and agricultural buildings as shown in the plan below:

- HOLDING BOUNDARY
- RESIDENTIAL PART LISTED
- PROPOSED AGRICULTURAL CTOR
- EXISTING FIELD ACCESS



The position was queried with the agent as to why it was separate from the main cluster of buildings and appearing in an isolated position encroaching into the more open areas of the site and the Green Belt. The agent agreed to alter the position to be on an existing hardstanding within the cluster of agricultural buildings to the east of the farmhouse as shown below



Planning History

2009/0163 – Conversion of redundant farm buildings to form granny annex refused March 2009

Policy Context

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application

The site is located in the Green Belt where Local Plan Policy GB1 confirms that the restrictions to development as set out in the NPPF apply.

Paragraph 149 of the NPPF states:

“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;”

Other relevant policies are:

GD1 ‘General Development’
HE1 ‘The Historic Environment’
HE3 ‘Development affecting Historic Buildings’
BIO1 ‘Biodiversity and Geodiversity’
CC1 ‘Climate Change’

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.

Consultations

The below comments were given to the original positioning of the building:

Pollution control – Recommend condition relating to construction hours

Drainage – No objections, can be signed off to Building Control.

Conservation Officer – raises no objections. Notes that the design utilises sympathetic external materials and the positioning, scale and design means the proposal is neutral in terms of the impact on the setting and will not harm the significance of the listed building, .

Parish Council – No observation to raise

Biodiversity – Initially raised concerns on the lack of ecology survey with the proposal. Further verbal conversations were had with biodiversity given the small scale of the proposal and its

movement off the fields and onto a hard surfaced area. Given these changes it was agreed that an ecology survey not required as impact now reduced.

Re-consultations were carried out on the revised position but no further comments were provided

Representations

The application was advertised by neighbour letter and a site notice. No comments were received. Re-consultations were carried out with neighbouring residents on the amended position but no objections were received

Assessment

Principle

The site is located in the Green Belt where Local Plan Policy GB1 confirms that land is protected from inappropriate development in accordance with National Planning Policy. The NPPF confirms that agricultural buildings are appropriate development within the Green Belt under the exceptions at paragraph 149. The building proposed is a small agricultural storage building located close to existing agricultural buildings and is therefore acceptable in principle.

Visual Impact and Impact on Listed building

Well Hill Farmhouse is listed at grade II so we clearly need to have regard for protection of the setting. The proposal is small scale and is to be constructed of sympathetic materials. Where it was originally positioned in the field the Conservation Officer noted its impact as neutral in terms of the impact on the setting and will not harm the significance of the listed building. In its revised position the building would be further away from the farmhouse and would have the existing agricultural buildings in between and as such the impact is lessened further. The proposal is not therefore considered to be detrimental to the setting of the listed building in accordance with Local Plan Policy HE1.

The new positioning of the building is less isolated and will be seen against the backdrop of the existing modern agricultural buildings. It is also further back from the road and as such is not considered to be detrimental to visual amenity or the openness and character of the Green Belt.

Residential amenity

The nearest neighbouring property is over 60m away from the proposal and as such there will be no significant impacts on neighbouring amenities

Highways Safety

The proposal would not result in any changes to the existing access arrangements and would not result in any increase in traffic generation to and from the site. As such there will be no significant impacts on highway safety.

Biodiversity

Given the small scale of the proposal and its movement onto a hardsurfaced area next to existing agricultural buildings the proposal is not considered to be of detriment to ecology.

Recommendation – Approve subject to conditions