
Planning Statement

Agricultural Store

Land to the rear of 210,
Carlton Road, Barnsley.



WhiteAgus
PARTNERSHIP

1.0 Introduction

1.1 This statement is prepared by the White Agus Partnership on behalf of Mr Hitchen for the erection of a new agricultural building on land to the rear of no. 210 Carlton Road, Barnsley. Full approval is sought, (not temporary) without conditions relating to removal of the building.

1.2 The application is supported by the following documentation:

Document	Reference Number	Author
Plans & Elevations	22-096 Dwg 01Rev B	White Agus Partnership
Preliminary Ecological Appraisal	Ref 220938	Whitcher Wildlife Ltd

1.3 This Planning Statement describes the application site and the surrounding area, the proposed development, and assesses the proposals against the relevant planning policy framework.

2.0 Description of the site and surroundings

2.1 The application site refers to land located to the rear of no.210 Carlton Road (The applicants address). The site covers an area of approximately 0.38ha, it is an established smallholding for the rearing of animals, it is occupied by an outbuilding on the north/north eastern, and southern boundaries and a stable block on the north/north western boundary. However, the period of use is not a material consideration. The use is established.

2.2 The site is within an established residential area within Carlton/Urban Barnsley. The site is bounded by properties fronting Carlton Road to the south and east, beyond the northern boundary there is an area of open space which separates the site from the rear boundary of residential properties which front Highfield Avenue, beyond the western boundary there is a small holding and further open space.

2.2 The site is roughly rectangular in shape with access taken via an established driveway from Carlton Road alongside the applicants property. Levels are generally flat, there are areas of hard-standing around the base of buildings but the majority of the land is grassed or bare ground. There are no trees within the site but hedgerows are found to some boundaries.



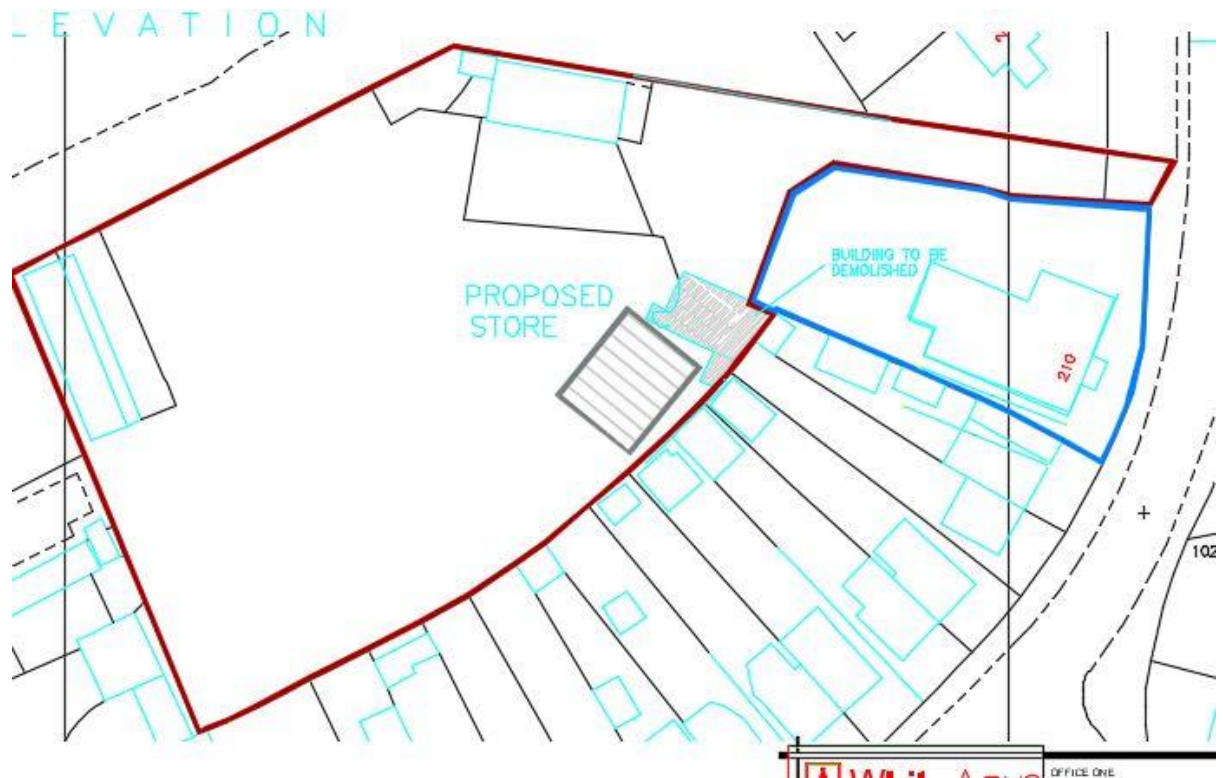
3.0 Development Proposals

- 3.1 The applicant is a registered smallholder , the land has an established agricultural use having been used to rear animals based on anecdotal evidence for over 45 years. Animals reared at the site over the years include cows, horses, sheep, goats and chickens.
- 3.2 The application seeks full planning permission for the erection of an agricultural storage building. The building would have a footprint of 12m x 10m and would have a mono pitch roof which would stand at a maximum height of 5m with a rear eaves height of 4m.
- 3.3 The building would be constructed from a steel frame with a coloured metal sheeting finish. It would be enclosed to three sides with open storage on the northern elevation.
- 3.4 The building would be positioned on the southern boundary. It would provide replacement storage accommodation in lieu of the demolition of the existing buildings on the northern elevation. it would be used to for the housing of livestock, machinery, animal feed and bedding.
- 3.5 The applicant's intention is to rear rare breeds of lambs and llama for show. The building would provide appropriate welfare facilities for the animals to have a safe, warm and clean environment.
- 3.6 Current machinery associated with the established agricultural activity includes a forklift, JCB, ride on mower and trailer. It in the intention to expand this to include a further tractor and livestock trailer.
- 3.7 Buildings to be demolished:

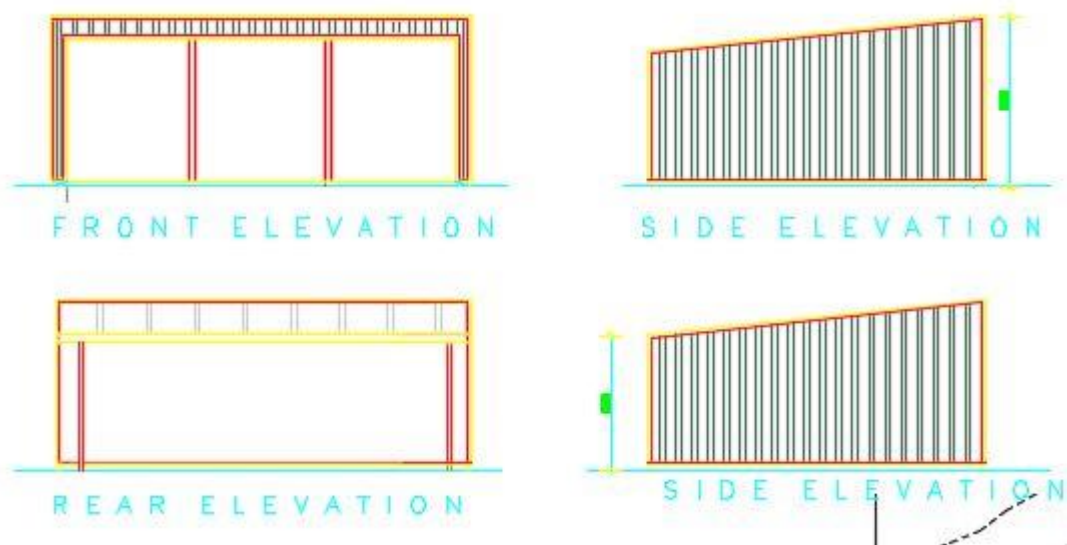


4.0 Plans

4.1 Building Location:

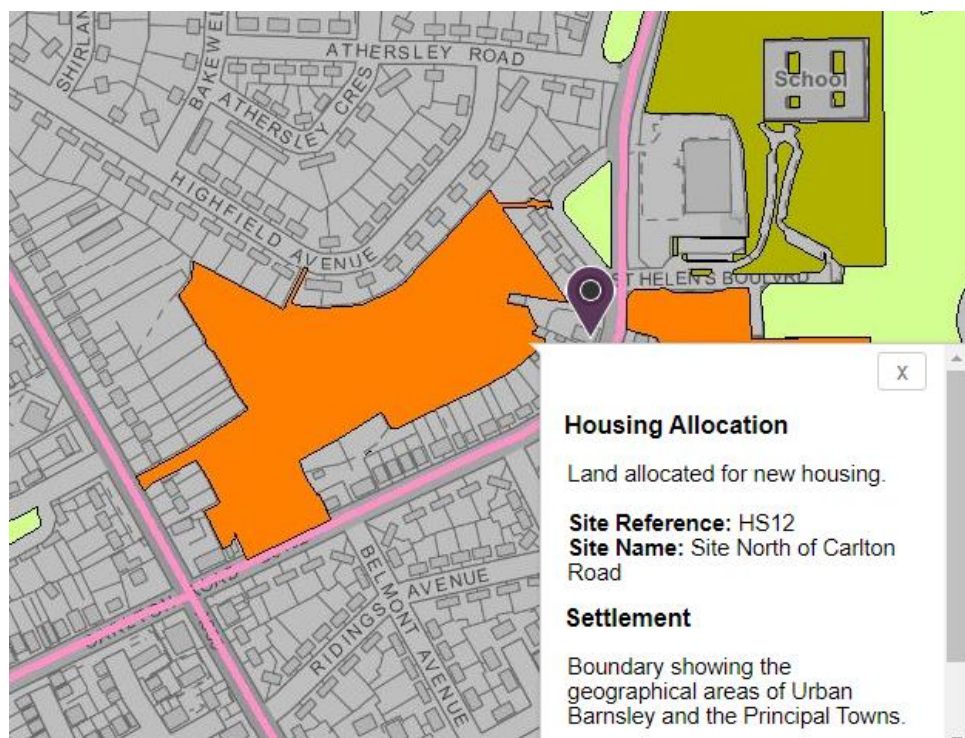


4.2 Elevations:



5.0 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. The Statutory Development Plan comprises of the Barnsley Local Plan Adopted January 2019 .



5.2 The Local Plans allocation Map designates the site as a housing allocation (HS12 - Site North of Carlton Road) within Urban Barnsley.

5.3 Site HS12 Site north of Carlton Road Indicative number of dwellings 86

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains;
- An assessment of the significance of the remains; and
- Consideration of how the remains would be affected by the proposed development.

5.4 Relevant Local Plan Policies

- 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.
- 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.
- T4 – New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- E6 - Rural Economy - Supports a viable rural economy provided it supports the sustainable diversification and development of the rural economy.
- H3 Uses on Allocated Housing Sites –
Part of the site is shown as housing on the Policies Map are allocated for residential purposes.

Other uses on these sites will only be allowed where: they are small scale and ancillary to the housing elements; and they provide a service or other facility for residents.

The policy is specific. It states that ‘uses’ will not be allowed, other than residential, on allocated sites. What it does not state, or imply is that established uses will be affected or restricted. Nor does it state that development on land, with an established use, will be automatically denied opportunity to carry out development.

- The LPA have implied that full, permanent consent for the proposed store, would prejudice the use of the site as stated on the Local Plan. This assertion has not been supported by any evidence or rationale why this would be the case. Allocated sites include areas that have established, non-residential, uses with associated buildings. Why would consent to construct a building to serve an existing use prevent future residential development?
- The Applicant has had an initial approach from a major house builder. The response had been that the land is not for sale.

Should the application site not be brought forward for housing it is clear that this would not prejudice residential development by way of access points. Nor will the reduction in numbers of properties be significant or necessary with careful design.

- HE2 - Heritage Statements and general application procedures - Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded assets will be expected to include a description of the heritage significance of the site and its setting.
- BI01 - Biodiversity and Geodiversity - Development is expected to conserve and enhance biodiversity and geological features by; Protecting and improving habitats, maximising biodiversity value in and around new developments, conserving and enhancing local character, following national mitigation hierarchy, protecting ancient and veteran trees encouraging enhancements.

- 5.8 Permission should therefore 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, clear policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

6.0 Planning Assessment

- 6.1 The statement has been prepared primarily owing to the sites allocation within the 2019 Local Plan for housing development (policy HS12). To address validation requirements and aid the assessment process it is asked that the LPA give due consideration to the applicants need for the additional storage accommodation at their established smallholding / agricultural setup.

Land Use:

- 6.2 As detailed the application seeks approval for the construction of an agricultural building to be positioned on the southern boundary of the site. The building would be replacement for existing accommodation buildings located on the boundary. It would be open sided to the north elevation and provide flexible storage for feed, animal and machinery.
- 6.3 In recognition of the Local Plan allocation it is likely that Planning Officers will distort the interpretation of H3, and that the LPA will consider the proposals a departure from the Development Plans allocation.

The applicant and owner of the land can confirm that the site has been used a smallholding for agricultural purposes for approximately 45 years. The use is established and forms part of the local character.

- 6.4 Policy HS12 is a site specific policy which relates to a larger expanse of land to the west and north of the site. The intention is to permit new residential development with an indicative threshold of 86 dwellings proposed. Residential development can only be achieved at the site if the landowners concerned are willing. The site does not benefit from any planning

permission for residential development, the applicant is the owner of the land concerned and has no immediate intention to cease their current established business at the site.

- 6.5 Assessment of the land allocated under policy HS12 would dictate that the intention would be for the wider allocation to be accessed at the west side of the allocation where the boundary abuts Carlton Road. This is relevant, insofar as it is reasonable to assume that, should planning permission be sought on the allocated land outside of the applicant's ownership, then its development potential would not be prejudiced. Development in such a scenario would spread from Carlton Road eastwards to the applicant's site boundary. A
- 6.6 Appeal reference App/R4408/W/19/3227492 (Muscle Hill Farm, Lee Lane Royston) presented an almost identical scenario to that of this application. The appeal concerns the erection of an agricultural building on land allocated for housing within the Local Plan. The appeal was allowed (July 2019) with the Inspector noting the proposals would not compromise the comprehensive development of the allocation, nor would it prejudice the future of the site. The decision has direct synergies with the applicant.
- 6.7 As noted by the Inspectorate on the above appeal; *'Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Framework is a material consideration. Whilst it clarifies the Government's objective to significantly boost the supply of homes, it also supports the development of a prosperous rural economy'*.
- 6.8 Paragraph 84 of the Framework advises that planning policies and decisions should, amongst other matters, enable the development and diversification of agricultural and other land-based rural businesses. The established and continued wish of the applicant to farm the land is a material consideration to the assessment of the application. There are material considerations to outweigh the conflict with the Development Plan. The proposals would be ancillary to the established agricultural use and the running of the applicant's business.

Design & Amenity:

- 6.9 To facilitate the development existing single storey building would be demolished. This includes former garaging which has been extended, the materials and appearance not being uniform or typical in agricultural appearance. The siting of the building is to provide greatest protection from prevailing winds. The structure would be a simple agricultural design, it would abut established boundary treatments providing a degree of screening of views. The enclosed nature of the site dictates that there would be no direct public views of the structure. Conditions can be placed upon the materials used in the construction along with any soft landscaping if deemed necessary by the LPA.
- 6.10 Recognising the established character and use of the site and the associated benefits to character from the removal of the existing buildings the proposal would not appear out of kilter with the local context. The outlook of properties which back onto the site from Carlton Road would not be unduly harmed, the properties have extended rear gardens and would not result in any overshadowing given its northern aspect.
- 6.11 Associated transfer of material into and out of the building would not be significant, it would take place relatively infrequently and not for sustained periods. The neighbouring

residential properties already have a relationship to the holding and this would not be changed.

- 6.12 The building's location would provide a screen to existing activity taking place within the site, this would benefit neighbouring residential properties. Given the established agricultural use it would not be possible to distinguish an increase in activity and there would be no adverse impact upon levels of residential amenity in terms of noise and disturbance that would conflict with policy GD1.

Ecology:

- 6.13 The accompanying ecology report has identified that the proposals would not have any significant or adverse impacts upon the site biodiversity value. The land that would be affected is largely bare with a low ecological value. There has been no evidence of any protected species within the site including bat roosts within the building to be demolished. Biodiversity net gain can be achieved via planning conditions relevant to landscaping and bat and bird boxes.

7.0 Conclusion and Planning Balance

- 7.1 This statement has identified that the proposal constitutes appropriate development given the established agricultural use at the site. The proposals fall within the policy remit for agricultural buildings and farm diversification as provided for in the NPPF.
- 7.2 The appeal decision at Muscle Hill Farm Royston (2019) established a strong and relevant precedent to the assessment of the proposals. The conclusions of the Inspectorate should be given due consideration to the application of policy HS12 and H3.
- 7.3 Notwithstanding the ambition of the Local Plan to see the site developed for housing purposes there are no such planning applications in place. The proposals would provide ancillary accommodation to an established agricultural use, and this would not compromise the comprehensive development of the site allocation, nor would it prejudice any future use of the site.
- 7.4 The design and scale of the building is agricultural in appearance and will assist greatly with the running of the applicant's established business. The building would have an unassuming appearance and there would be environmental benefits associated with the removal of existing utilitarian structures.
- 7.5 The ecological assessment submitted in support of the application has established that there would be no adverse ecological impacts associated with the development.
- 7.6 For the above reasons, it is respectfully requested that the Local Planning Authority support this planning application and grant permission.