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Application reference number	2024/0893
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Application Type	Full
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Proposal Description:	Creation of slurry lagoon
Location:	High Wells Farm, Tenter Lane, Snowden Hill, Sheffield, S36 8YR

Applicant	EE and C Hawke
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Number of Third Party Reps	None	Parish:	Hunshelf
		Ward:	Penistone East Ward

SUMMARY

The application has been submitted by EE and C Hawke of High Wells Farm and seeks full planning permission for the installation of a slurry lagoon.

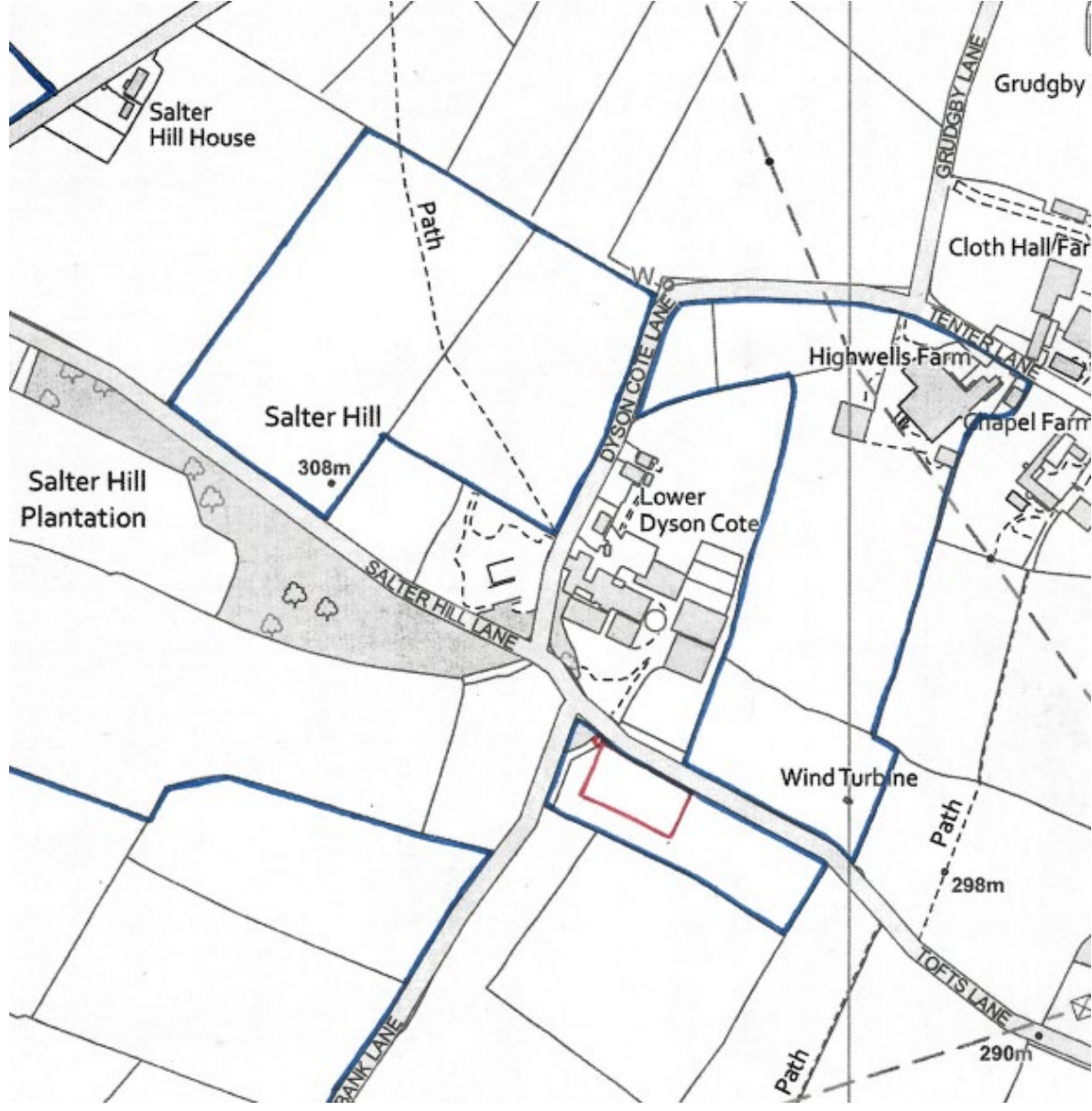
The development is required to meet 6-month storage of slurry to prevent slurry being spread during the winter months.

The site lies within the Green Belt as defined in the adopted Barnsley Local Plan. Additional information and clarification has been provided during the course of the application in relation to ecology, vehicle trips, and justification for the development.

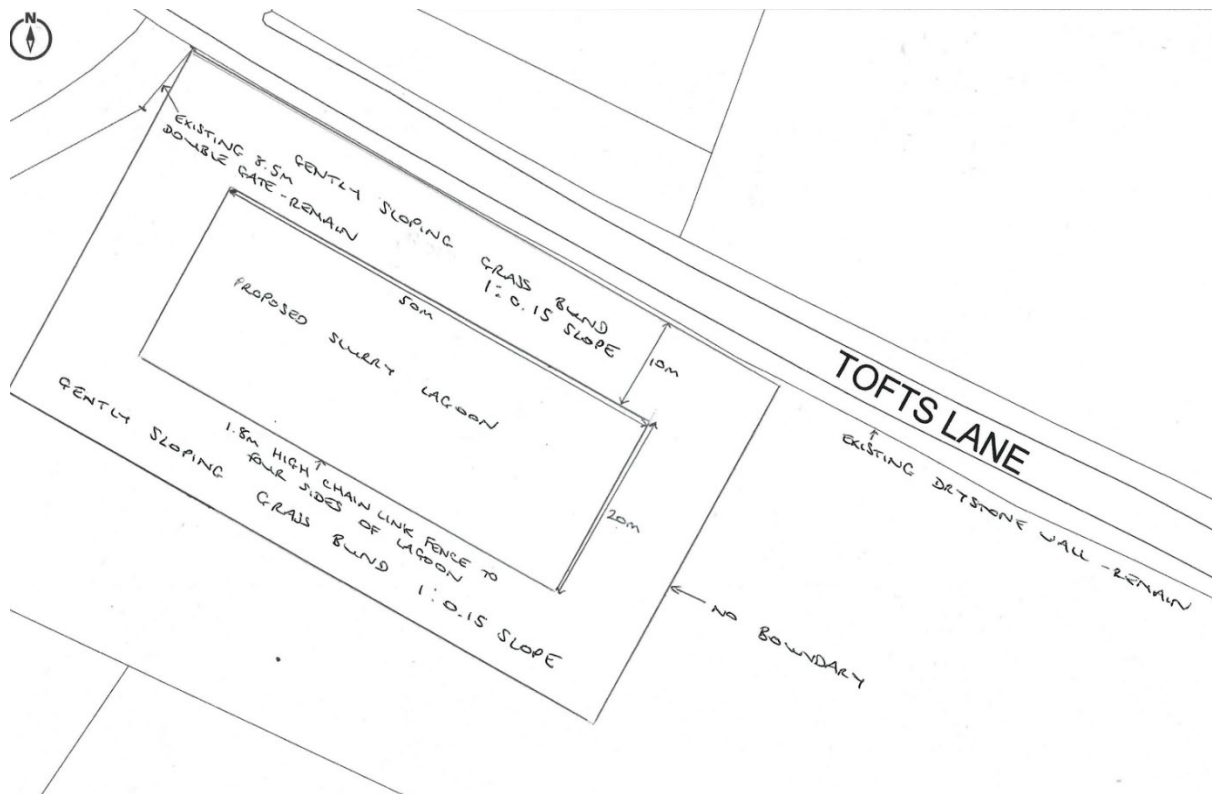
The proposal will have no adverse impact on highway safety, residential or visual amenity and is considered to be acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2024).

Recommendation: **GRANT Planning Permission subject to conditions**

Location Plan



Proposed Site Plan



Introduction

The applicant seeks full planning permission for the creation of a slurry lagoon. The slurry lagoon is to be located approximately 325m to the south of the farm at the junction of Underbank Lane and Tofts Lane and is to measure 50m by 20m surrounded by a 1.5m grass bund and a 1.8m chain link fence.

The current system, whereby the parlour, cubicles and dairy are scraped out into an open reception pit adjacent to the farm buildings, does not have sufficient capacity to meet current regulations. These legal requirements are contained in the Farming Rules for Water. Currently, slurry has to be spread throughout the winter period when crop requirements do not demand it, which is against the regulations and 6 months' winter storage is required.

The proposed site has been chosen as the only available flat site on the holding. Locating the lagoon adjacent to the existing farm buildings would result in the lagoon being closer to five residential properties on Tenter Lane, plus an overhead power line renders the one flat field adjacent to the road unusable.

The chosen site is adjacent to a road, with an established access meaning no new access track is required. It is at the centre of the holding and close to the silage fields, where the slurry will be spread. It is away from residential properties; the nearest property being associated with the neighbouring working cattle farm.

Site Description

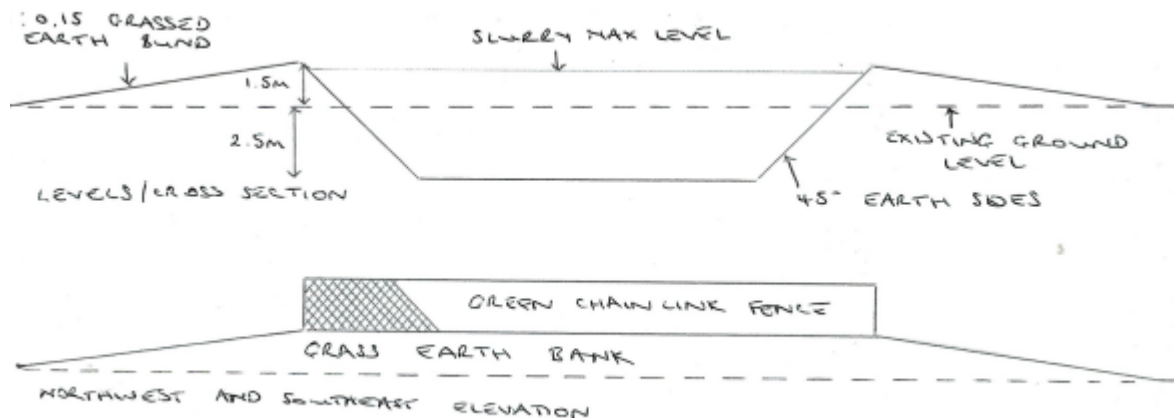
High Wells Farm, which is subject to this application, is located at the junction of Tenter Lane, Dyson Cote Lane and Grudgy Lane. Dyson Cote Farm is located at the junction of Salter Hill Lane, Dyson Cote Lane, Tofts Lane and Underbank Lane, and is situated

approximately 230m to the south-west of High Wells Farm and 80m north-west of the application site.

The site subject to this application is located at the junction of Tofts Lane and Underbank Lane, adjacent to an existing field access. Whilst the prevailing character of the area is undulating, the site subject to the application is relatively flat. The field in which the development is to be located is bounded by low-level dry-stone walls.

Proposal

The applicant seeks permission to install a 50m by 20m slurry lagoon in an agricultural field associated with the agricultural holding. The lagoon is to be set 2.5m into the land with a 1.5m grassed bund and 1.8m chain link fence surrounding the lagoon.



Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 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

The site is identified as Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

- Policy GB1 Protection of Green Belt
- Policy GD1 General Development
- Policy T4 New Development and Transport Safety
- Policy Poll1 Pollution Control and Protection
- Policy D1 High Quality Design and Place Making

National Planning Policy Framework (NPPF) (2024) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Chapter 13 Protecting Green Belt land

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exemptions (amongst others) applies

- a) buildings for agriculture and forestry

Relevant Consultations

Biodiversity- No objections
Environment Agency – No objections
Highways Drainage – No objections
Highways DC – No objections
Parish Council Hunshelf – No objections
Natural England – No objections
Pollution Control – No objections received
Yorkshire Water – No objections received
Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to nearby residents, the application was advertised by way of a site notice posted adjacent to the site and advertised on the Council's website; no representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the ecology of the site

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The site is located within the western rural Green Belt whereby development is considered acceptable in principle when it is for the purposes of agriculture.

The proposed site has been chosen as the only available flat site on the holding. Locating the lagoon adjacent to the existing farm buildings would result in the lagoon being closer to five residential properties on Tenter Lane, plus an overhead power line renders the one flat field adjacent to the road unusable.

The chosen site is adjacent to a road, with an established access meaning no new access track is required. It is at the centre of the holding and close to the silage fields, where the slurry will be spread. It is away from residential properties; the nearest property being associated with the neighbouring working cattle farm.

The slurry tank is necessary for the operation of the farm due to changes in legislation, whereby 6 months' winter storage of slurry is required to prevent spreading during the winter months. As such the proposal is acceptable in principle providing it does not adversely impact upon visual amenity, residential amenity and highway safety or the Green Belt.

Residential Amenity

Pollution Control Officers have been consulted on the application, who initially indicated that the proposal has the potential to have an adverse impact on the health of quality of life of those living and/or working in the locality due to potential odour.

Additional information was sought from the applicant, who provided further information and justification and addressed the concerns raised. This information was forwarded to Pollution Control however no further response was received.

The site is located within a rural area, which is predominantly agricultural in nature; whilst the slurry lagoon is to be separated from the farm to which it is associated, it would be located approximately 100m to the south, and at a lower level to the nearest residential property, a property which is associated with the intervening working farm, Lower Dyson Cote Farm.

As such, it is not considered that the introduction of the slurry lagoon would have an adverse impact on residential amenity and is considered acceptable and in compliance with Local Plan Policies POLL1 Pollution Control and GD1 General Development, this carries significant weight in favour of the application.

Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024, whereby developers must deliver a biodiversity net gain of 10%, resulting in more or better-quality habitat than before a development except where one of the exemptions (as set out in the Planning Practice Guidance) are met.

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements. Policy BIO1 follows on to state that development will be expected to conserve and enhance the biodiversity and geological features by protecting ancient and veteran trees.

The Ecologist has reviewed the application in terms of the impact upon habitats and the documentation submitted.

The Small Sites Metric indicated that the proposal would result in a loss of modified grassland. However, enhancement of the adjoining grassland to other neutral grassland will result in a 11.43% BNG. A Habitat Management and Monitoring Plan has been provided at the application stage, which is welcomed, however, post development calculations and a copy of the HMMP will be required to formally discharge the planning condition, prior to commencement on site.

In light of the above, it is considered that the development is acceptable and in compliance with Local Plan Policy BIO1 and the provision of 10% BNG will carry significant weight in favour of the proposal.

Visual amenity

As mentioned previously it is proposed to install the slurry lagoon within a field close to the junction of Underbank Lane and Tofts Lane and the existing field access. The field is bounded to the north and west by low-level dry-stone walling.

The area is generally undulating; however, the site is relatively flat, hence the location of the lagoon. The lagoon would be set into the land as much as possible and is to be surrounded by a 1.5m grass bund and a 1.8m chain link fence. The nature of the chain link fence would allow views through and would blend into the natural surroundings of the site.

Whilst the lagoon is to be located away from the farm to which it relates it is within close proximity to the neighbouring farm and its associated building and would not be located in an isolated position within the green belt.

It is not considered that the siting of the slurry lagoon would have a detrimental impact on the openness of the green belt from public vantage points for the reasons outlined above and as such is considered acceptable and in compliance with Local Plan Policy GB1. This carries significant weight in favour of the application.

Highway Safety

The proposed slurry lagoon is not considered to have a significant impact on highway safety. The access is established, with vehicles able to enter and exit in a forward gear and has good visibility in both directions. There is adequate space within the site for the parking and turning of construction vehicles, which would be limited to one excavator which will remain on site for the duration of the construction period. The excavated material is to be used to form a bund around the lagoon pit therefore not limiting the number of additional vehicles required.

The use will only generate a very low number of associated vehicle trips, using machinery which already accesses the site

Highways Development Control have been consulted on the application and raise no objection to the proposal, as such it is considered that the proposed development is

acceptable and in compliance with Local Plan Policy T4; this carries significant weight in favour of the application.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be appropriate development in the green belt, and is located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions