

**PROPOSED STEEL CONTAINERS to FORM OFFICE and STORAGE FACILITIES at WHITEACRES, LANE
HEAD ROAD, CAWTHORNE, BARNSELY (RETROSPECTIVE APPLICATION: Mr Andrew Burton)**

STATEMENT in SUPPORT of APPLICATION

EXISTING SITE

The site is located approximately 4 kilometers to the west of Barnsley Town Centre and comprises a agricultural small holding 4 Hectares in area which is registered with the Department for Environment, Food and Rural Affairs (Registration No.476100065). The smallholding is owned, occupied and run by the applicant and is used for general agricultural purposes including the rearing of cattle and poultry together with limited personal equestrian usage by the applicant's family.

The site is currently occupied by a number of timber buildings and six steel container units, one unit (No. 1 shown on the attached plan) is located directly adjacent to the main timber building and has been on site over 10 years and is used for general storage. Unit No.2 is a "Portacabin" structure located to the east of the plot and replaces a derelict timber building originally located adjacent to this unit. This unit has been in place for approximately 5 years and is used as a tack room and changing area by the applicant.

The larger run down timber building (No.3) has historically been occupied as an agricultural dwelling, for which the applicant can provide documentary evidence of domestic occupation by the previous owner if required, and an agricultural workshop.

Timber animal shelters (No.4) are located on the northern boundary of the site.

The remaining units, 5, 6, 7 and 8 have been in position approximately 2 years, and so these units are the subject of this retrospective application.

It is accepted by the applicant that the site is currently in an untidy state in that a quantity of aggregates, road planings and construction equipment occupy the site. This is a transitional arrangement, as these items are in place in readiness to carry out construction works on two applications recently approved by Barnsley MBC Development Management as described below:

Application No. 2012/1291	Welfare Facilities and Package S T P	Approved 26/11/2012
Application No. 2013/0258	Agricultural Building	Approved 12/03/2013

Conditions attached to the approval for application 2013/0288 requires that surplus materials, plant and steel containers are to be removed from site within 56 days upon completion of the works

STRATEGY

The applicant's aspirations are to rationalise and develop the existing agricultural operations of poultry and cattle rearing by way of extending capacity in these areas and to introduce other livestock such as pigs and goats in order to make the smallholding viable.

The recently approved applications allow for these improvements by constructing a modern weatherproof building which will be used for the storage of all hay, straw, animal foodstuffs and the garaging of larger items of agricultural machinery.

The welfare facilities are to be provided for the applicants use to facilitate first time health safety and wellbeing provision within the site.

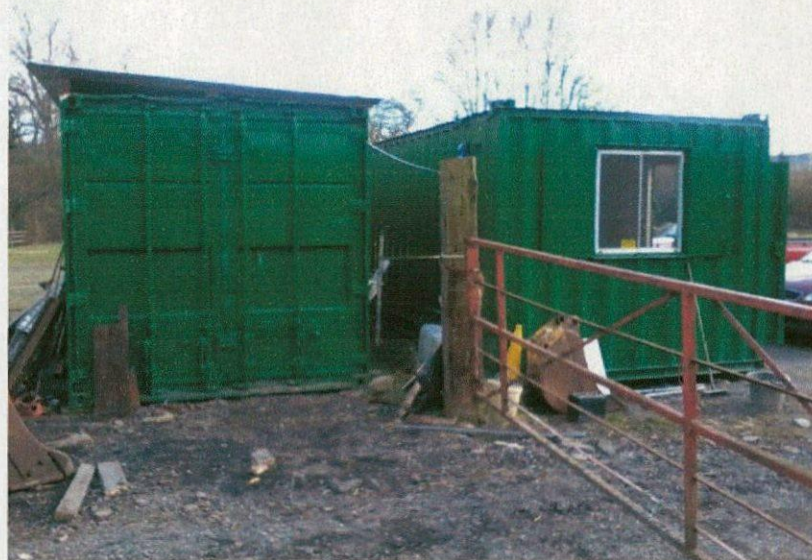
TIMESCALE

It is intended to commence work on the agricultural building in the summer of 2013, as this is considered essential to expand the business. Upon completion of this building the two older steel containers, numbers 7 and 8 will no longer be required and will be removed off site.

As a result of the expansion, the site will be used more often by the applicant and so the provision of welfare facilities and package sewage treatment plant will follow. It is expected work will commence on this aspect of the site in the summer of 2014.

PROPOSAL

Two of the better quality container units existing on site and shown in photograph No 2 and 3 will be retained for use as office accommodation (No.5) and for the secure storage of small farm implements (No.6).



Photograph No.2 (Units 5 and 6)



Photograph No.3 Unit No. 5)

The reason for the retrospective application is simply that the applicant was unaware that permission is needed for these container units

OTHER ISSUES

The construction equipment and hardcore currently stored on site are to be used for the construction of the proposed agricultural building and welfare facilities. On completion all superfluous non- agricultural machinery and any remaining hardcore materials and road planings will be removed off site, in accordance with the requirements imposed by the Condition on approval for application 2013/0288

PARKING and ACCESS

The development will utilise the existing access off the private road off Lane Head Road, adequate turning space exists within the site to ensure safe egress of vehicles back onto the public highway. No additional traffic will be generated by this proposal.

STATEMENT

As the land use is agricultural, it is felt that the proposal falls within the requirements of Policy G8A of the UDP, which allows development in Green Belt land where usage is solely for agricultural purposes.

Signed



Mr John Allott

17th May, 2013



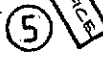
ANIMAL SHELTERS



TO BE REMOVED



PROPOSED AGRICULTURAL BUILDING (2013/0258)

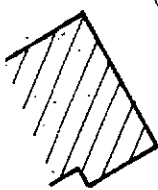


OFFICE

STORE



PROPOSED WELFARE FACILITIES (2012/1291)



BARNBY GRANGE

ACCESS TRACK

SILKSTONE BECK

BARNBY BRIDGE

LAZAR ROAD

ACCESS