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| <b>Application reference number</b> | 2025/0092 |
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| <b>Application Type</b> | Demolition (Prior Approval Application) |
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| <b>Proposal Description:</b> | Demolition of garages                                     |
| <b>Location:</b>             | Clay Hall Farm, Darton Road, Cawthorne, Barnsley, S75 4HY |

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| <b>Applicant</b> | Fraser Properties |
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| <b>Number of Third Party Reps</b> | One | <b>Parish:</b> | Cawthorne      |
|                                   |     | <b>Ward:</b>   | Penistone East |

#### **SUMMARY**

The proposal seeks prior approval for demolition of a garage building at Clay Hall Farm. The site is outside of the village, in the Green Belt and some distance from Cawthorne Conservation Area. The proposal benefits from permitted development rights for the demolition. Regulations require prior notification of the intended demolition so that the Council can consider whether or not prior approval is required for the proposed method of demolition and means of site restoration.

Recommendation: **Prior Approval Not Required** subject to informatives relating to highways and protected species

The garage block to be demolished



### Site Description

The site is the garage block in the garden of Clay Hall Farm, Darton Road. The garage block sits at right angles to the road and abuts the back edge of the footway. It is single storey and constructed from red bricks with stone quoins and stone slates and has three side hung, arched, garage doors. The property is outside of the village, separated from the village by an agricultural field which wraps around the property.

### No Relevant Site History

### Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

Cawthorne Neighbourhood Development Plan was made by Barnsley Council on 14 July 2021 and forms part of our statutory development plan.

### Local Plan

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy T4 New development and Transport Safety

Policy BIO1 Biodiversity and Geodiversity

Policy GB1 Protection of the Green Belt

Policy T4 New development and Transport Safety

### Cawthorne Neighbourhood Development Plan

Policy C1 Protecting Local Landscape Character.

Policy C2 Protecting Local Wildlife

Policy C8 Protecting Non Designated Heritage Assets

### **Relevant Consultations:**

**Highways DC** – no objections subject to an informative relating to the need for a demolition licence

**Cawthorne Parish Council** – strongly object to the demolition at this C18th timber framed farmhouse and the only remaining intact farm and outbuildings remaining in the village, which is in a prominent position at an entrance to the village. Also question the reason for demolition as sightlines are considered to be acceptable.

### **Representations**

The application was advertised by means of a site notice displayed by the applicant, as required by the regulations.

One representation was received. The representation objects and raises the following issues:

- The garages are of beautiful brick and stone construction, a fine example and an important part of the village heritage.

- They have stated access and speed are issues that warrant demolition, but a previous occupier never had an issue.
- If permission is granted on speed and access issues, why is it not a problem further up Darton Road where I am advised that BMBC do not recognise a traffic problem

## **Assessment**

The main issues for consideration are as follows:

- The principle of development
- The impact on visual amenity
- The impact on highway safety
- The impact on the ecology of the site
- The impact of the development on residential amenity
- Other

### Principle of development

The application has been submitted as a Prior Notification of the intended demolition of the proposed works under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. Under this procedure the Council has to consider whether or not Prior Approval is required for the proposed method of demolition and means of site restoration.

Demolition is a form of permitted development under Part 11, Class B and so there are no grounds to oppose the demolition of the building in principle. Clay Hall Farm is identified as a non-designated heritage asset in the Cawthorne Neighbourhood Development Plan but even if this designation extended to the garage block, this designation does not protect the building from demolition under Class B.

### Visual amenity

The application building is a very attractive traditional building which the Parish Council notes dates from a similar period to the C18th timber framed farm house. Neither the farm house nor the garage block are listed, nor in a Conservation Area. The Parish Council's comments about the heritage aspects of the building have no bearing on the fact that the demolition benefits from permitted development. The prior notification procedure only allows the Council to consider the proposed method of demolition and means of site restoration. The submission indicates that warning signs will be displayed around the perimeter of site, the building will be demolished down to ground slab level and all materials arising from the demolition will be transported off site for recycling/disposal.

The view down Darton Road into the village is identified in the Cawthorne Neighbourhood Development Plan as a locally important view where development proposal impacts should be assessed. As this is not a development proposal, the policy does not apply.

### Highway Safety

The application building is located at the back edge of the footway and the submission indicates that the building limits visibility in the northeastern direction in a location where the national speed limit applies. The submission indicates that Heras fencing will be used to enclose the working area and extending into the northbound section of Darton Road with

warning signs for drivers and pedestrians. The Highway Engineer has advised that there are no objections to the proposed demolition but recommends that an informative is added to the decision notice informing the applicant of the likelihood that a demolition licence will be required from the Highway Authority.

### Ecology

The site is located in the countryside, is a building of traditional construction and includes brick slits in the roadside elevation. There is potential for the building to be a roost for bats or birds. It is recommended that an informative is included on the decision notice informing the applicant of the protection accorded to nesting birds, bats and their roosts.

### Residential amenity

The application building is situated some 60 metres from the nearest dwelling which is a bungalow and situated on slightly lower land and screened to a limited degree by a boundary hedge. The bungalow has a blank gable facing the application building. It is considered that the impact of demolition works in terms of noise and disturbance would be limited and not unreasonable.

### Other

The submission indicates that if any potential asbestos containing materials are suspected or found, a suitably approved and licenced contractor will be contacted and works suspended.

The objections from the local resident and the Parish Council question the loss of this attractive building and the justification for the proposed demolition. However, as the demolition benefits from the permitted development, the principle of and reasoning for the demolition are not issues for consideration.

## **RECOMMENDATION**

**Prior Approval Not Required:** Subject to informatives.