Information to support our second application

The building and car park put forward are both located in the northern field, a considerable distance from the access point over 40 meters away. As a consequence vehicles would have to drive across the first field to park and this would result in that area having to be kept clear to retain access and secondly in poor weather the ground being churned up which may result in a requirement to surface this area. I am also of the view that given one mini bus is to be used the parking area is excessively large (larger than the building proposed).

Response

A driveway from the South Lane access point to the northern field has been added to the new plans. This will address the issue of vehicles not churning up land in poor weather conditions. The parking area has been substantially reduced in size and will only be able to accommodate 2 vehicles (as noted in section 10 of the new application) at any given time. This will also allow turning of the vehicle for a safe exit.

Whilst I can accept that a building is required for shelter/storage, the proposed structure should be the smallest size essentially required for the outdoor use it facilitates. I am therefore of the view that a building of 50% the size that proposed would be adequate for this purpose. In addition no details have been provided of how drainage will occur from the building and water/electric supplied? The disabled toilet should open into the rest area rather than directly outside. I also note that block work and tiles have been suggested. The building would only be considered acceptable in form, if it is constructed with timber walls and a corrugated onduline roof. As such I would suggest the building and parking area moved closer to the access to the site and both are reduced in size.

Response

The new shelter has been reluctantly reduced to a size (8mx4m see plans), we feel this is just adequate minimum floor space (equating to just over 2m2 per person) to facilitate a total of 8 people. We strongly feel that the original size of the welfare shelter which was 10mx5m would be a far safer and humane area size for people that have accompanying mobility problems. The amended welfare shelter will be constructed from timber, including timber walls, frames and door. The shelter will have a corrugated onduline roof. The shelter will be sighted directly alongside the parking area which will be located in the northern field as we feel this poses less of and obstructive view. The disabled toilet located within the shelter will not have access directly onto the land and the only access will be gained internally (see plans). The drainage will occur via a cess pit. The electricity and water points already exist on the position the shelter will be located.

There is a lack of detail with the application and more is required, such as activities involved, number of people involved etc. I note the brochure states sales to the public and I understand a contract from a soap company and the Spencer's Arms has been forthcoming. I would require information regarding sales and how this is carried out – do members of the public visit the site, will advertising for eggs etc occur? Is produce delivered from the site?

Response

The activities will be horticultural and animal husbandry. The number of people accessing the land on a daily basis will be 8. Although the Greeworks brochure does state that we hope to sell products we grow, please note **this will not include selling produce directly from the land this also includes advertising produce for sale at the land.** This has never been our intention. Produce grown will be delivered to other locations around Barnsley including Barnsley market.

It is also noticeable that an existing block of two unauthorised stables are on the site and livestock are being kept in a structure also. Where will animals be kept once structures are removed as indicated? It appears a further building is shown on the plan put forward however you have indicated all buildings are to be removed.

Response

It is correct that the land has a block of two unauthorised stables on the site. **These will be removed on the erection of the new building.** At present the stables houses only 2 micro pigs. The pigs will be rehomed within a small movable pig ark. The new plans will omit the stables.

During my site visit I also notices a post box at the site entrance with the address 1 Orchard Fold indicated on it. The address is not a registered address and the post box itself is considered as domestic paraphernalia and in conflict with the purposes of the green belt, as such I would suggest this is removed along with all other buildings.

Response

The post box was removed on Tuesday 20th March 2012.