

Streamfield (Springfield) Livery
Barnburgh Lane
Goldthorpe

13 August 2018
Ref: 17.16 V02

Planning Statement

Streamfield Livery Barnburgh Lane Goldthorpe Barnsley

This statement has been prepared in support of an application for Lawful Development Certificate.

1.0 Assessment

The site is located on the south eastern outskirts of Goldthorpe to the south of Barnburgh Lane, set back 112m from the road. It is served by an existing access at the junction with Barnburgh Lane and an unmade track. It comprises 0.35 Hectares of land comprising an access road and livery yard.

The applicant owns paddock plans to the north and to the south of the site which is shown edged in blue on the Site Location Plan ref: OS1.



Fig 01. Aerial Photo with proposed development site edged red.

2.0 Physical Context

Block Plan ref: BP01 provides details of the existing buildings on the site and is supported by a Photographic Survey, both of which are included with the application documents.

- The site is served by an access road which connects it to Barnburgh Lane to the north.
- The site is in use as a livery business with a number of single storey buildings including an office, kitchen and machinery store; up to 17 stables some of which are used for storage; hay and feed stores.
- Existing buildings are built of brick with low pitched roofs in sheeting. They occupy the full width of the site when viewed from Barnburgh Lane.
- The majority of the space between the buildings is surfaced in concrete which is naturally draining.
- There is a stream to the eastern boundary and the remainder of the boundaries are defined by hedges and timber post and rail fencing.
- The site is relatively flat with no significant falls. There is a slight fall towards the eastern boundary.
- There are a number of trees located at the perimeter of the site. There is an avenue to the east of the access track and the remainder are located beyond the eastern boundary of the site. A Tree Survey has been prepared to assess any likely impact.

2.1 Planning

- The site is located within the Green Belt as identified on the Barnsley MBC Unitary Development Plan.
- The livery is a commercial business which has been in continuous use since 2007. It has been used as a commercial livery for more than 10 years prior to the submission of this application. Evidence for this has been provided.
- The current use falls into Part D Class D2 section (e) of the Town and Country Planning (Use Classes) Order 1987, being:

*A swimming bath, skating rink, gymnasium or **area for other** indoor or **outdoor sports** or recreations, not involving motorised vehicles or firearms.*

- Due to the fact that the site has been in continuous use for more than 10 years prior to the submission of this application its current use is lawful and it constitutes a previously developed site within the Green belt.

Evidence that the site has been in continuous use as a livery since 2007 has been provided with the application documents.



MBooth Design