

Application Reference: 2025/0849

Site Address: Whitshaw Builders Ltd, Birkland Farm, Fullshaw Lane, Langsett, S36 9FD

Introduction:

This application seeks full planning permission for the redevelopment of builders yard to erect two dwellings.

Relevant Site Characteristics

The site consists of a number of barns and outbuildings set in an isolated position off Fullshaw Lane, Langsett. The site is allocated as Green Belt within the Local Plan and is surrounded by agricultural fields. Directly adjacent to the site is Hoodlands Farm and Hoodlands Farm Campsite and associated buildings. The application site has been previously used for agricultural/commercial butchery and residential purposes and more recently used as a builders yard approved under approval 2025/0013.

The site has a number of principal buildings and a series of linear buildings to the North of the principal storage buildings. The buildings are all accessed off a long and straight private drive off Gilbert Hill/Fullshaw Lane. The site is bound by a mix of dry stone wall and timber fencing. To the rear of the site beyond the rear boundary is a woodland area. This application site does not include the woodland area.



Site History

Application Reference	Description	Status (Approved/Refused)
B/91/0269/PR	Erection of agricultural building, Field No. 8691	
B/92/0725/PR	Erection of extension to barn	
2023/0888	Lawful development certificate for existing use of agricultural building as a residential dwelling	Lawful Development Certificate - Granted
2024/0252	Outline application for the removal of buildings (agricultural, commercial, and dwelling) and erection of 1 no. detached dwelling (access and layout only considered at this stage)	Approve with Conditions
2025/0013	Change of use from agricultural, commercial, and dwelling to builder's yard (Sui Generis)	Approve with Conditions

Detailed description of Proposed Works

The proposal seeks to demolish the existing buildings and erect two new large two storey detached dwellings within the confines of the site whilst retaining the existing access. The properties are located close to the southern boundary of the site directly adjacent to each other with the access remaining in situ and all parking arrangements located north of the properties. House A will have a detached garage and parking area adjacent to the property at the front and house B has a parking area located at the front of the property.

House A, the largest of the two properties will have a single storey side extension providing a large open plan kitchen area. The ground floor arrangement comprises a gym, shower room, plant room, office, boot room, utility, w/c, lounge, kitchen, dining and sitting area. The upper floor comprises four bedrooms, three ensuites, one family bathroom and a south facing enclosed balcony.

House A has been designed with three rectangular blocks, two at two storey and one at single storey height. The two-storey blocks are connected via a two-storey glazed link extension and the single storey kitchen block has a single storey link extension enabling the internal connections. Dormers and roof lights will be located on the front and rear elevations.

House A has an associated detached double garage measuring 6.75m x 6.75m, 2.6m to the eaves 4.49m total height. This garage will be located to the north, to the front of the property and has been designed with a pitched roof and will be constructed in matching stone and tile.

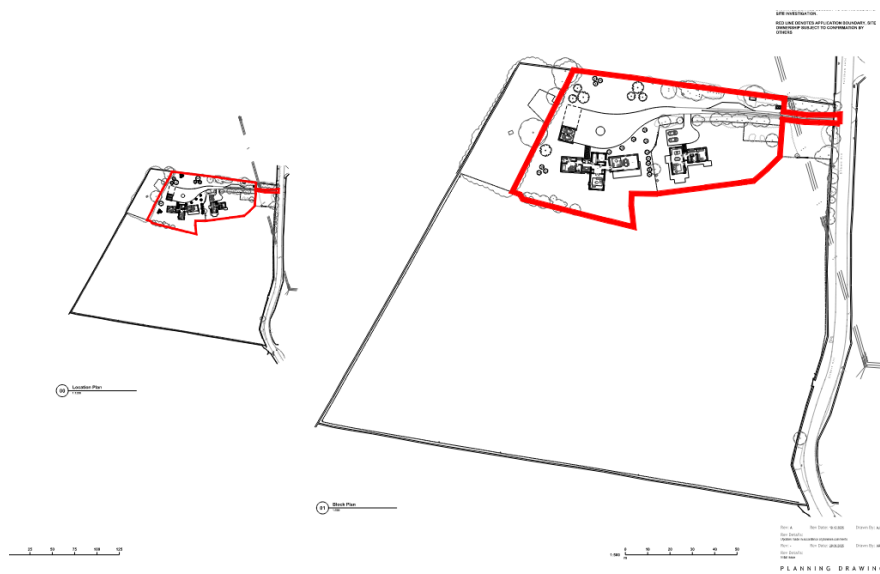
House B's ground floor arrangement comprises an open plan kitchen, dining, sitting room, w/c, utility, and lounge. The upper floor comprises four bedrooms, two ensuite bathrooms and one family bathroom.

House B has been designed with two rectangular blocks, two-storey in height. The two-storey blocks are also connected via a two-storey glazed link extension. Dormers will be located on the front and rear elevations.

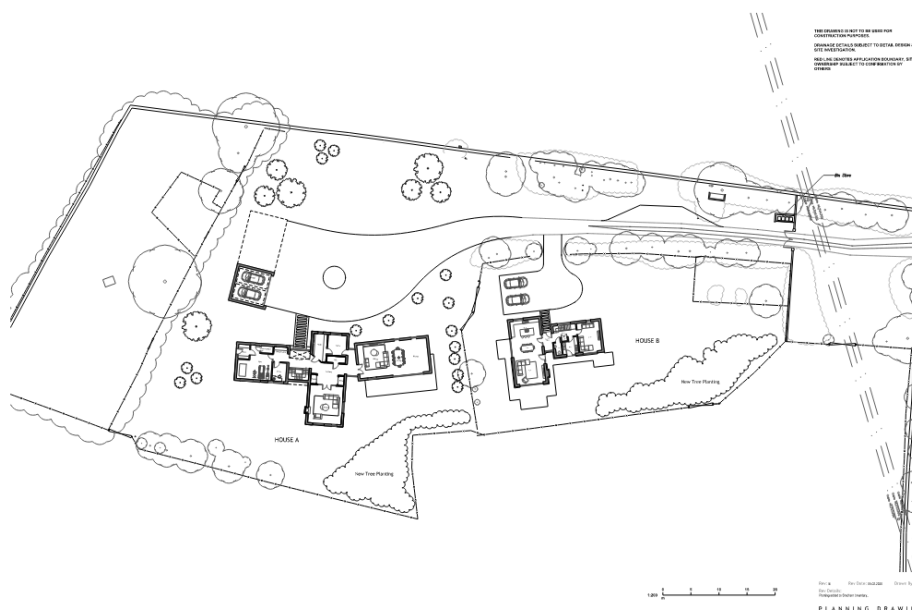
The properties will be constructed in locally sourced natural coursed stone and have been designed with a pitched roof with slate roof tiles. The new glazing is proposed to be dark grey / black PPC aluminium framed. The single storey element to property A will be constructed in matching coursed stone but will have areas of charred vertical timber cladding on the northern and southern elevations. Both properties have a large private garden space surrounding each property.

A bin store is located close to the road entrance. It is proposed that foul drainage from the dwelling be treated in a klargester with easy access from the driveway and road for any maintenance requirements.

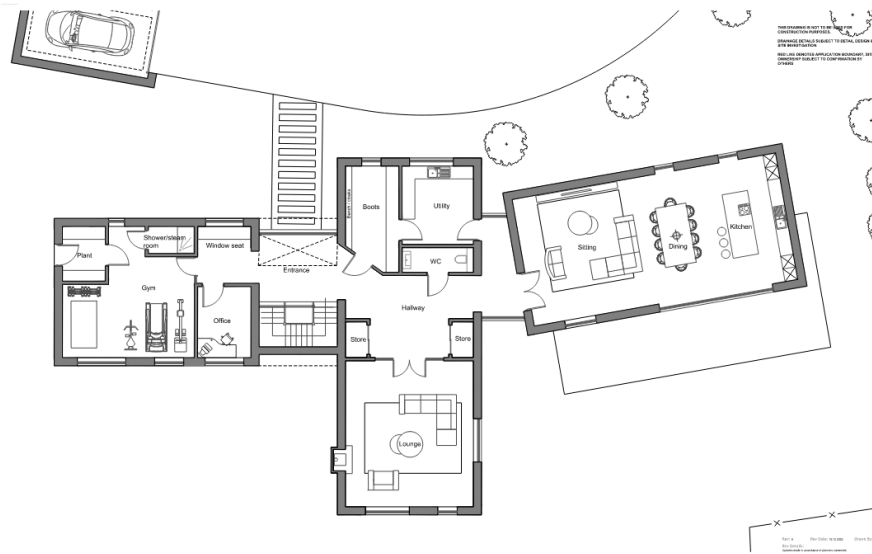
Location Plan



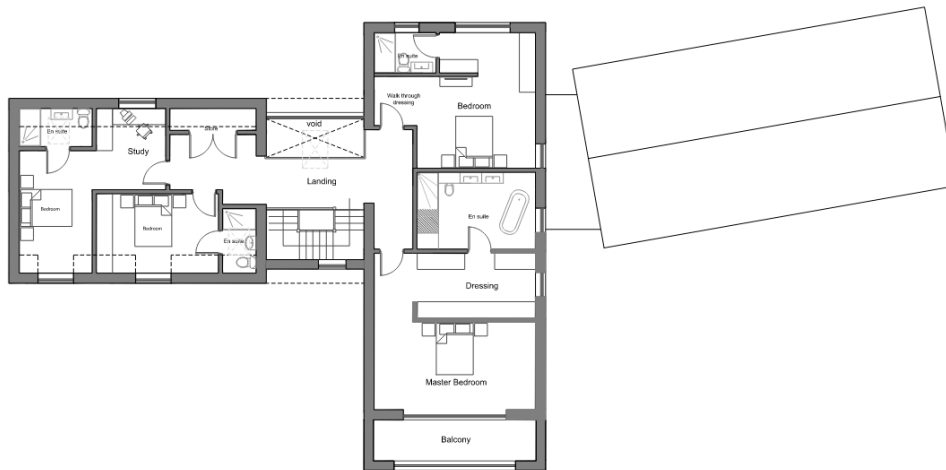
Site Plan



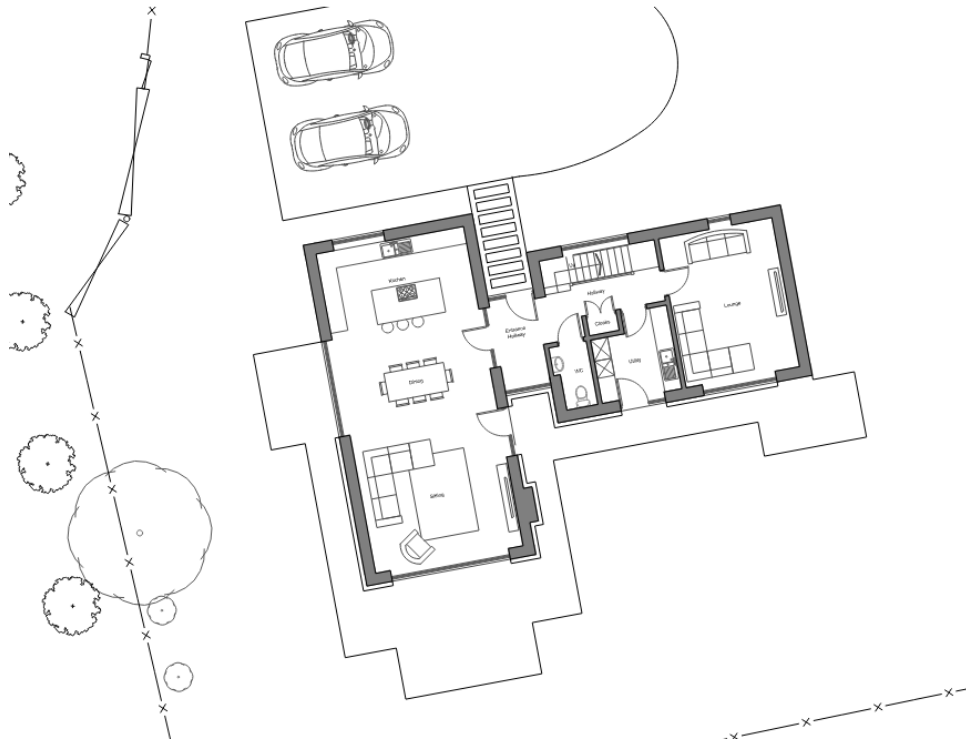
House A Ground Floor Plan



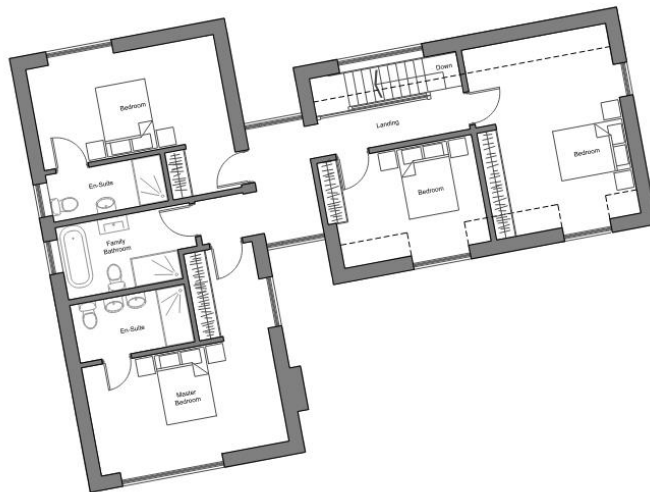
House A First Floor Plan



House B Ground Floor Plan



House B First Floor Plan

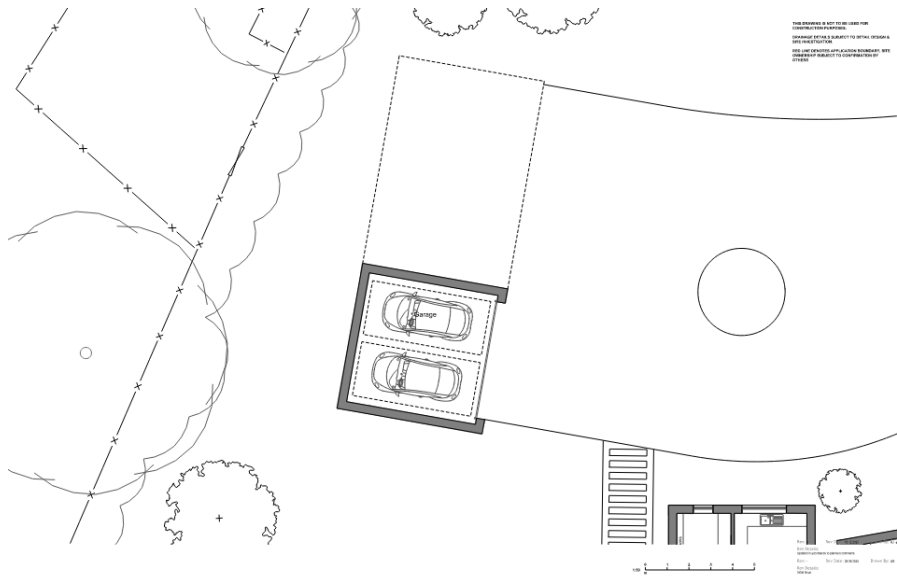


House B Elevations

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. DRAWING IS SUBJECT TO DETAIL DESIGN & SITE SPECIFIC CONDITIONS. SEE LISC EXERCISE APPLICATION BOARDING WITH CONSTRUCTION SUBJECT TO CONSTRUCTION BY OTHERS.

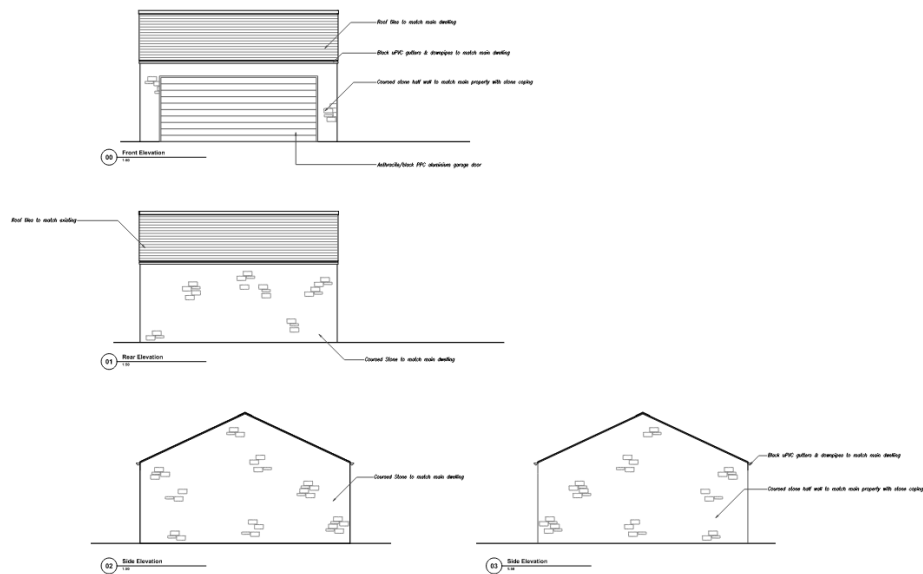


House A Proposed Garage Plan



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House A Garage Elevations



Relevant policies

The Development Plan

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.

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 SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy T3: New Development and Sustainable Travel
- Policy Poll1: Pollution Control and Protection
- Policy LG2: The Location of Growth
- Policy CC1 Climate Change
- Policy H1: The number of new houses to be built.
- Policy H2: The distribution of new homes
- Policy H4: Residential development on small non-allocated sites
- Policy H6: Housing Mix and Efficient Use of Land
- Policy CC2: Sustainable Design and Construction
- Policy CL1 Contaminated and Unstable Land

- Policy BIO1: Biodiversity and Geodiversity
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt
- Policy GB3: Changes of use in the Green Belt

National Planning Policy Framework (NPPF) 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:

Paragraph 2. States that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 2 - Achieving sustainable development.

Paragraph 7. States that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8. Provides three overarching objectives to sustainability, social, environmental, and economic.

Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 4 - Decision making

Paragraph 39. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 48. Affirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 5 – Delivering a sufficient supply of homes.

Paragraph 83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it: is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

Section 9 – Promoting Sustainable Transport

Paragraph 110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Paragraph 115. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;*
- b) safe and suitable access to the site can be achieved for all users;*
- c) the design of streets, parking areas, other transport elements, and the content of associated standards reflect current national guidance, including the National Design Guide and the National Model Design Code ⁴⁸(Policies and decisions should not make use of or reflect the former Design Bulletin 32, which was withdrawn in 2007); and*
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.*

Paragraph 116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative

impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Section 11 – Making effective use of land.

Paragraph 124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land, ⁴⁹(Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity) .

Section 12 - Achieving well-designed places.

Paragraph 131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities, and other interests throughout the process.

Paragraph 135. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ⁵¹(Planning policies for housing should make use of the Government’s optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified); and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 136. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, ⁵²(Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate) that opportunities are taken to incorporate trees elsewhere in developments (such as parks and

community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Paragraph 139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, ⁵⁴(Contained in the National Design Guide and National Model Design Code) taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 13 – Protecting Green Belt Land

Paragraph 143. Green Belt serves five purposes:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness ⁵⁵(Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Paragraph 155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

a. *The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*

b. *There is a demonstrable unmet need for the type of development proposed ⁵⁶(Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years; and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.);*

c. *The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework ⁵⁷(In the case of development involving the provision of traveller sites, particular reference should be made to Planning Policy for Traveller Sites paragraph 13.); and*

d. *Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.*

Section 15 Conserving and Enhancing the Natural Environment.

Paragraph 193. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons ⁷⁹and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 196. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Paragraph 197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Design of Housing Development
- Biodiversity and Geodiversity
- Parking
- Sustainable construction and climate change adaptation

Other Material Considerations

- South Yorkshire Residential Design Guide

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Relevant Consultations

Ward Members	No comments received
Highways DC	The highways department have no objections to the amended proposal subject to conditions.
Pollution Control	The pollution department have no objections subject to conditions
Drainage	Happy for the details to be checked by building control
Yorkshire Water	This proposal is in an area not served by the public sewerage network. In this instance, the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities.
Biodiversity	No objections subject to conditions
Langsett Parish Council	No objections
SYMAS	No objections subject to conditions
Tree Officer	No objections subject to conditions
Environment Agency	No comments received

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby and a press notice placed in a local newspaper.

No representations were received.

Planning Assessment

The main issues for consideration are as follows:

- The impact on the character of the area
- The impact on the Green Belt
- 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

The development site measures 0.5ha which constitutes a large non-allocated site, therefore, Policy H5 is of relevance. Policy H5 Residential Development on Large Non-allocated Sites states that proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the policies map will be supported where they: Are located on previously or part previously developed land. It has been established that the land is classed as previously developed in compliance with Policy H5.

Local Plan Policy H6: Housing mix and efficient use of land, states that proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Paragraph 153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness ⁵⁵(Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

The most relevant paragraph is 154(g). The proposed development would be on previously developed land. It is considered that the proposed development would constitute redevelopment of previously developed land. Annex 2: Glossary of the framework defines previously developed land as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.

Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

It is acknowledged that the development site was previously occupied by agricultural buildings with a certificate of lawfulness providing approval for a single residential dwelling within this site, however this use ceased with the approval of the change of use from agricultural, commercial, and dwelling to builder's yard (Sui Generis). It has been demonstrated that this use has commenced and the land is currently used as a storage facility for building materials. It is considered acceptable as previously developed land and as such the proposal is in compliance with paragraph 154(g).

Notwithstanding the above, a further assessment must be made regarding the proposal's potential impact upon the permanence and openness of the Green Belt. Paragraph 153 of the framework is clear in that substantial weight should be attributed to any harm to the Green Belt and its openness. The erection of two new, larger dwellings within this site will impact on the openness of the Green Belt, however, this needs to be compared within the overall impact of the existing buildings yard.

In terms of impact on openness, the application states that the existing buildings on the site have a total volume of approx. 2636.56m³. The original design within this application proposed a much larger development with a volume exceeding the existing by 23%. After discussions with the planning officer the proposal was significantly reduced resulting in a smaller development with a reduced volume when compared with the existing.

Although the buildings within the site are not comparable to the height of the proposed dwellings, the overall spread of development and volume of development has been reduced and therefore it can be argued that the impact on openness to the surrounding Green Belt is not expected to attribute to substantial harm over and above the existing.

In view of the above it is considered that the proposed development does meet the relevant criteria for the exceptions specified by the framework as outlined above and therefore would not be considered as inappropriate development in the Green Belt.

Given the development is not considered to be inappropriate development in the Green Belt, there is no need to assess it against any other criteria for inappropriateness. However the applicant has raised the issue of whether it could be classed as Grey Belt. For completeness therefore an assessment has also been made in relation to 'Grey Belt.'

Paragraph 155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed, ⁵⁶(Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years; and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.);
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework ⁵⁷(In the case of development involving the provision of traveller sites, particular reference should be made to Planning Policy for Traveller Sites paragraph 13.); and
- d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

Paragraphs 155(a) and 155(b) are most relevant to this application.

Annex 2: Glossary of the framework defines Grey Belt as land within the Green Belt which comprises previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

Footnote 7 is not relevant to this application, and it has been established that the development site does constitute previously developed land. An assessment has also been made to whether the development site is other land that does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143 of the framework. This assessment has been made in accordance with the recently revised Planning Practice Guidance under Paragraph: 005 Reference ID: 64-005-20250225.

Regarding purpose A – to check the unrestricted sprawl of large built-up areas – the development site is considered to have a weak or no contribution.

Regarding purpose B – to prevent neighbouring towns merging into one another – the development site is considered to have a weak or no contribution.

Regarding purpose D – to preserve the setting and special character of historic towns – the development site is considered to have a weak or no contribution.

Paragraph 155(b) relates to the five year supply of deliverable housing sites. It is acknowledged that the Council has failed provide evidence that a 5 year supply of deliverable homes has been met, therefore as a consequence the criteria set out within paragraph 155(b) has been met.

Compliance with paragraphs 155(a) and 155(b) is not disputed. However, development is required to be in a sustainable location to be considered 'Grey Belt.' To determine whether the development would be in a sustainable location.

The Council's Highways department consultation relates to the sustainability of the location and their comments are as follows: *Whilst I have no objection in principle to the proposed development of 2 houses – access is to be served from an established access with sufficient parking provision for both properties, the site offers poor opportunities for sustainable travel and it is likely that most trips, if not all would be undertaken by private car"*

The development site is located within a rural setting Whilst the proposal puts forward more than adequate vehicle and cycle parking spaces, there is an absence of footpaths and other infrastructure in the area that could be utilised to promote sustainable methods of travel such as walking and cycling safely. Travel by car would likely remain the primary mode of transport and there are no amenities or access to public transport links in the immediate locality. The application argues: *In terms of the sustainability of the location for development, it needs to be kept in mind that the site is already in everyday use for a commercial operation. Whilst outside of a settlement, the site still benefits from good levels of accessibility with excellent connectivity to Sheffield, Barnsley, and the surrounding settlements. It is this level of accessibility that makes the site suitable for its current builder's yard use, and this will also translate to the proposed residential use. It's also noteworthy that the site has always contained a residential dwelling. The site also already benefits from planning consent for a replacement dwelling. As such, only a net increase of 1 additional application would result from the current application. The site is in a sufficiently sustainable location for a net increase of one dwelling.*

Although I can concur that previous applications on the site have allowed for a single dwelling, that doesn't equate to an agreement that the site is within a sustainable location. Furthermore, although it is acknowledged that the level of accessibility is suitable for the existing use in terms of location this still does not equate to agreement that the site is within a sustainable location.

As such, the development site is not considered to be in a sustainable location, and consequently, the development site is not considered to be 'Grey Belt' and as a consequence does not meet the criteria set out within Paragraph 155(a).

Regarding the adopted Local Plan, Policies GB1, GB2 and GB3 are the most relevant to the Green Belt and to this application in establishing the existence of the principle of development.

Policy GB1: Protection of Green Belt, sets out that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt, sets out that the erection of replacement buildings in the Green Belt where the new building would be of the same use and would not be materially larger than that which it replaces, will be allowed provided the development would not have a harmful impact on the appearance, or character, and will preserve the openness of the Green Belt.

Policy GB3: Changes of use in the Green Belt, sets out the proposals will not generally be allowed to change the use of Green Belt land to extend existing residential curtilages, amongst other things.

As previously established, the proposed development is not considered to be inappropriate development in the Green Belt and would therefore be in compliance with Local Plan Policy GB1 as the proposal attributes to limited infilling and the redevelopment of a previously developed site.

The development is also considered to constitute as new dwellings in the Green Belt and not replacement buildings. As such, Local Plan Policy GB2 is not wholly relevant in this instance. Nevertheless, the proposal would see the existing buildings demolished and the erection of two new two-storey detached dwellings within the development site. This would present an approximate decrease in floorspace. As such, the new dwellings would not be materially larger than the existing buildings. If the proposed development were to be considered as replacement buildings, it would not conflict with paragraph 154(d) of the framework and Policy GB2.

In considering the above, the proposed development is not considered to be a replacement building, or development on 'Grey Belt' land. The proposed development is however, considered to be the redevelopment of previously developed land. The development would see the erection of dwellings that would not be materially larger than the existing buildings and therefore would not cause substantial harm to the openness of the Green Belt in accordance with paragraph 154(g) of the NPPF. The proposal would therefore be in compliance with Local Plan Policies GB1, GB2 and Policy H5. The principle of development in this instance is therefore considered to be acceptable.

Scale, Design and Impact on the Character

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy GD1 General Development states that Proposals for development will be approved if they include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape.

Local Plan Policy D1 states that development is expected to be of high-quality design that should respect take advantage of and reinforce the distinctive, local character and features. Developments should contribute to place making; be of high quality; complement and enhance the character and setting of distinctive places and transform environments which lack distinctiveness. Proposals should provide an inclusive environment; clear connections and ensure ease of movement for all users whilst making use of high quality materials and architectural quality.

Paragraph 139 states that development that is not well designed should be refused, and significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The proposals seek consent to erect two new large, detached dwellings within the confines of the site. The proposals will be two-storey in height and have been designed with a pitched roof. The design statement expresses that although the proposals are large in size, the dwellings have been designed to reflect the local vernacular by replicating the forms and materials of stone barn buildings. The buildings have been staggered with link extensions reflecting the layout of traditional farm buildings which have been extended over time.

SPD: Design of Housing Development indicated that in all proposals elevations and fenestration should be designed in such a way that they provide relief, depth texture, and modelling. This helps to provide visual interest, break down the massing of dwellings and contribute to the character of a development. It also denotes that development must respect local context and history, and the materials should take into consideration the local area.

The material palette will be locally sourced coarse stone to correspond with the local area. Black PPC aluminium windows with stone surrounds will adorn the front and rear elevations and charred vertical timber cladding will be located on the side extension of house A. House A will have an internal balcony incorporated within the build, each rectangular block will be separated by a link extension and both properties will have stone fronted dormers on both elevations which together will help to provide visual interest in compliance with SPD guidance.

The site is bound by a mix of dry stone walls, timber fencing, trees, and vegetation which are typical of the area. Although the proposed dwellings are large in size, the volume of the proposals do not exceed the volume of the existing buildings. The proposal seeks to retain the existing boundary treatment and add more tree planting around the southern boundary to soften the impact of the new buildings and provide a visual barrier within the wider street scene, reducing the impact within the surrounding Green Belt.

House A will be provided with a detached double garage. SPD guidance states that detached garages and outbuildings should relate sympathetically to the main dwelling in

style, proportions, and external finishes. The proposed garage is slightly larger than usually acceptable, having the dimensions of 6.75m x 6.75m, 2.6m to the eaves and 4.49m in total height. Given the location of the proposed garage away from the neighbouring property and taking into consideration the proportions of house A, the proposed garage in this instance is acceptable as it relates sympathetically to the main dwelling in both style and proportions and will be constructed in matching stone and slate tiles.

In view of the above, it is considered that the proposals would not result in an unacceptable impact on the visual amenity of the locality. As such, the scheme is acceptable from a visual amenity perspective in compliance with Local Plan Policy D1: High Quality Design and Place Making, GB1: Protection of the Green Belt, GD1: General Development and SPD: Design of Housing Development and SPD: Design of Housing Development.

Given the proportions of the proposed dwellings and garage and the size of the overall site it would be reasonable to remove permitted development rights from the properties to ensure that overdevelopment does not occur which may negatively impact the surrounding green belt.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

Although there are no direct neighbours located along the boundaries of the site, there is a camp site and associated farmstead located directly across the road, adjacent to the site access. Impact to this adjacent development will therefore be assessed.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions, are compatible with neighbouring land and do not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

The proposal is for the redevelopment of the existing builders yard. The builders yard will have some impact in terms pollution impact to the nearby uses however this would be comparable to the agricultural uses and surroundings. The proposal for the erection of residential properties within this location is not expected to increase the overall impact to neighbours within this setting.

The proposed dwellings will be set well within the site away from Fullshaw Lane with existing vegetation along the front boundary proposed to remain unchanged therefore the impact to and from the neighbouring use will be limited.

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe, and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG).

It also advises that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of two, four-bedroom dwellings. The SYRDG sets out acceptable internal spatial standards. The proposal meets the internal spatial standards set out within the SYRDG and the Council is satisfied that the proposal will deliver acceptable living conditions protecting the residential amenity of future occupiers in line with planning policy. The external amenity space also meets with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

Supplementary Planning Document: Design of Housing Development indicates that the layout and design of new housing development must ensure that high standards of privacy, light and outlook are provided for existing and proposed residents. The location of both dwellings exceeds expectations in terms of separation requirements maintaining privacy for the future occupants. Furthermore, there are sufficient vegetation/ trees along the shared boundary to ensure overlooking and loss of privacy is not of concern.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction and demolition works. However, any impact is anticipated to only be temporary and construction hours can be controlled by condition.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions, and the existing residential amenity of the neighbouring dwellings is retained.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development, Local Plan Policy D1: High Quality Design and Placemaking, SYDG, SPD: Design of Housing Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Significant weight has been given to the impact on residential amenity.

Highways

The site is a previously operational farm, and at present an operational builders yard located to the west of Fullshaw Lane, approximately 570m north of the A616 and 650m south of the A628 Manchester Road.

The Council's highways department have assessed the proposal and find the access and parking provision for both properties acceptable in terms of impact to highway safety. They have some concerns with regards to the overgrown vegetation which has been noted around the existing access. This vegetation has the potential to restrict visibility from the access therefore it is advised that this be cut back and maintained to ensure that the minimum visibility splays for the derestricted road are maintained to ensure highway safety. Conditions were proposed to ensure that Highway Safety is retained.

In view of the above, it is considered that the proposals would not result in an unacceptable impact on highway safety, nor would the residual cumulative impact on the road network be severe. As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T3: New Development and Sustainable Travel and T4: New Development and Transport Safety.

Significant weight has been given to highway safety.

Biodiversity

Local Plan Policy BIO1 Biodiversity and Geodiversity states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by: Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance; Maximising biodiversity and geodiversity opportunities in and around new developments; Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest; Protecting ancient and veteran trees where identified; Encouraging provision of biodiversity enhancements.

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

An Ecological Impact Assessment and statutory metric have been provided to support the application. A UK Hab survey was undertaken in July 2025, within the optimal period and the following habitats were noted; other neutral grassland, species rich hedgerows, buildings, sparsely vegetated land, earth mounds, and a line of trees. The ecology report also noted that some habitats had been cleared prior to the survey being undertaken. As per the statutory guidance the habitats prior to clearance were included within the metric calculation.

The report indicates the development will result in a 56.20% net loss of habitats (0.98 units) and net gain in hedgerows 16.39% (0.14 units) and the trading rules for habitats are not met. As there is no scope to create additional habitats on site the applicant will seek to secure habitat units from a habitat bank. If offsite units are purchased to meet the developments BNG requirements, these would ideally be purchased within the Barnsley LPA boundary, where possible.

In view of the above, it is considered that the proposals would not result in an unacceptable impact on biodiversity in compliance with Policy BIO1: Biodiversity and Geodiversity. Conditions will be attached to the decision notice to comply with the above.

Moderate weight has been given to Biodiversity.

Trees

Local Plan Policy BIO1 Biodiversity and Geodiversity states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by: Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance; Maximising biodiversity and geodiversity opportunities in and around

new developments; Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest; Protecting ancient and veteran trees where identified; Encouraging provision of biodiversity enhancements.

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

The Council's Tree Officer has assessed the site. The trees on site are generally small specimens, however their number and location in an open exposed area means they are a prominent feature and do have some amenity value. The proposed development does not require the removal of any tree to facilitate it, with only four individual trees and a group of trees shown within the application as requiring removal all due to Ash Dieback disease.

The tree officer has concluded that providing the trees to be retained are properly protected then there is no objection to the proposal from an arboricultural perspective. An arboricultural method statement will be required to highlight the physical protection of the trees as well as detailing any specialist construction techniques which may be required to ensure the trees safe retention.

Given that trees are to be removed, the Council is requesting that replacement planting be provided as part of the landscaping. The nature of the site means that significant replacement and new planting can be accommodated. The Tree Officer is happy for the application to be approved subject to conditions ensuring required information is submitted prior to works beginning on site.

In view of the above, it is considered that the proposals would not result in an unacceptable impact on Biodiversity in compliance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Moderate weight has been given to Biodiversity.

Ground Conditions

Paragraph 196 of the NPPF indicates that planning decisions should ensure that the site is suitable for the proposal taking into account the ground conditions and risks and adequate site investigation information is prepared by a competent person and is available to inform the assessments.

Local Plan Policy CL1 Contaminated and Unstable Land indicates that where development would be affected by contamination or stability issues proposal must submit risk assessments and reports showing the requirements to assess contamination and stability issues and state the possible effect this may have on the development and future users. where measures are needed to allow the development to go ahead safely, these will be required as a condition of any planning permission.

It is noted that the position of the development site is located within a Mining Remediation Authority High Risk Planning Referral area due the possible presence of shallow coal and unrecorded shallow coal mine workings.

The applicant has submitted a coal mining risk assessment and Enviro+GeoInsight Report (risk assessment) which detail the coal mining legacy risks and indicate that further investigation work is required to evaluate the risks and ground conditions. Both the Council's

pollution team and SYMAS are happy for the application to be approved subject to conditions ensuring the investigative works are completed and complied with.

The proposal is therefore considered to comply with the NPPF and Local Plan Policy GD1: General Development, Local Plan Policy POLL1: Pollution Control and Protection, and Local Plan Policy CL1 Contaminated and Unstable Land and is considered acceptable.

Moderate weight has been given to the impact on the locality.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It was necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home, and his correspondence.