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PLANNING SUPPORTING STATEMENT

IN SUPPORT OF APPLICATION FOR AGRICULTURAL BUILDING

BIRTHWAITE HALL FARM, DARTON, BARNSLEY

D M CROSSLEY & SON

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1.0 INTRODUCTION

The proposal which forms the subject of this application for planning permission is for the development of an agricultural grain store at Birthwaite Hall Farm, Darton. The matter has been discussed with the Council's Planning Officer, Elaine Ward, at pre-application stage and it was identified that planning permission was required (rather than being acceptable under the Agricultural Notification procedure) owing to the site's proximity to Listed Buildings.

As agreed with the Planning Officer the application is supported by the following information:-

(i) Full plans and details showing the site and proposed buildings – Stamford Geomatics;
(ii) Planning Support Statement – Townsend Planning Consultants;
(iii) Heritage Statement – Townsend Planning Consultants; and
(iv) Design and Access Statement – Townsend Planning Consultants.

It is considered that this statement, together with the accompanying documents, clearly demonstrate to the Council that the proposal accords with national and local planning policy and, when judged against this and all material considerations, it is clearly the case that planning permission should be granted.

This statement now proceeds to give details of the proposal. Relevant planning policy and central government guidance in the form of the NPPF are then discussed. The issues that the proposal raises including impact on the Listed Building, Green Belt and the needs of farming are then outlined.

It is considered that in the context of the Development Plan and all material considerations that planning permission should be forthcoming. Nevertheless, the applicants remain willing to discuss all aspects of the proposal.

2.0 THE SITE AND PROPOSAL

Birthwaite Hall Farm is located a short way from Darton and consists of a farm holding which extends to 150 acres or thereabouts. The agricultural unit is in mixed use with both livestock and arable production. Currently 100 acres of the farm are set over to arable production.

There are a number of barns and agricultural buildings within the farm. However, most of these are traditional longstanding general purpose buildings wholly unsuitable for modern day grain storage. It will be noted that the applicant seeks to meet "Crop Assured" Standards which is not possible with the current buildings. There is a demonstrable agricultural need for the building.

It is acknowledged that the site is located in close proximity to Birthwaite Hall, a Listed Building and also that the original barns within the farm are also Listed and that the setting of these buildings is a material consideration. The proposed location of the building needs to carefully balance the issues of being sufficient distance from the Listed Buildings, yet located within close proximity to the existing farm buildings so as not to raise issues of impact on the Green Belt. The site chosen is located adjacent to an existing modern livestock building but is separated from the traditional Listed Barns by more modern agricultural buildings. It is considered that there would be no harm to the setting of the Listed Building. Furthermore, owing to the juxtaposition of buildings adjacent and the lie of the land, the siting of the building will not be conspicuous in the Green Belt. It will be noted that the siting of this building will require redirection of power cables which has already been agreed with the National Grid (which is confirmed in this submission).

In terms of the form and scale of the building, this is in keeping with the

form and scale of modern agricultural buildings and will not be out of place in the setting. In terms of the nature of the building, the applicants are happy to discuss the appropriate colours for the building and agree these with the Council before development commences. It is envisaged that the buildings will be painted either brown or green to suit the rural location.

It is considered that the proposal will not be harmful to the setting of the Listed Building (addressed in more detail in the submitted Heritage Statement). It is also considered that the proposal will not be harmful to the Green Belt.

3.0 PLANNING POLICY

By virtue of Section 38 (6) of the Planning & Compulsory Purchase Act 2004, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

3.1 Central Government Policy Advice

It is considered that the following central government policy advice in the form of the National Planning Policy Framework and retained Circulars are relevant to the consideration of this application.

3.1.1 The National Planning Policy Framework

Para 7 sets out the three dimensions of planning as role to sustainable development as:-

"***Economic, social and environmental".***

As part of the economic role:

"Contributing to building a strong, responsive and competitive economy".

As part of the environmental role:

"Contributing to protecting and enhancing our natural, built and historic environment".

As demonstrated throughout this statement and the Statement of Significance, the proposal does not adversely impact on the Listed Building.

Para 17 sets out the 12 core planning principles. Of relevance to the application are:

- ***"proactively drive and support sustainable economic development…".***
- ***"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations…".***

Para 28 relates to supporting a prosperous rural economy. It sets out:

" Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- ***support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;***
- ***promote the development and diversification of agricultural and other land-based rural businesses;".***

With regard to Green Belt policy, at Para 89 it states:-

"A local planning authority should regard the construction of new buildings as inappropriate in green belt. exceptions to this are:-

- ***Buildings for agriculture and forestry;***

This proposal is for an agricultural building and does not conflict with the purposes of including land within it.

As such, it will be noted that as the proposal does not constitute "inappropriate" development and, therefore, it is not necessary for the applicant to prove "very special circumstances" to justify the development.

Section 12 of the NPPF relates to conserving and enhancing the historic environment. At Para 128 it states:-

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal and their significance".

The application is supported by a Statement of Significance in relation to the proposed building on nearby heritage assets.

3.2 Local Planning Policy

The current Local Development Plan consists of the Barnsley Metropolitan Borough Council Local Development Framework - Core Strategy and the

saved policies of the Barnsley Metropolitan Borough Council Unitary Development Plan.

3.2.1 Saved Policies of the Unitary Development Plan

On the Saved UDP Proposals Map the site falls within the Green Belt and an Area of Borough Landscape Value

(i) Policy GS6 - Extent of the Green Belt

The property and its associated land fall solely within the Green Belt.

(ii) Policy GS8 – Development within the Greenbelt

The policy sets out that:-

"WITHIN THE GREEN BELT, THE CONSTRUCTION OF NEW BUILDINGS WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, UNLESS IT IS FOR THE FOLLOWING PURPOSES :….
A) AGRICULTURE OR FORESTRY".

The proposal is for an essential agricultural grain storage building which, owing to the nature of the location, is wholly appropriate and will not adversely impact on the openness of the Green Belt.

(iii) GS8D Agricultural Buildings

"WHEN CONSIDERING THE PROVISION OR SITING OF NEW AGRICULTURAL BUILDINGS, THE COUNCIL WILL TAKE INTO

ACCOUNT, AS A MATERIAL CONSIDERATION, THE POSSIBILITY THAT THE DEVELOPMENT MIGHT GENERATE A NEED FOR AN ASSOCIATED AGRICULTURAL DWELLING."

As set out in the proposal, the site is for a modern grain storage building. The site already has a host dwelling and other associated buildings.

(iv) Policy DT5 – Greenbelt

The policy refers to the Green Belt boundaries as set out on the proposals maps.

(v) Area of Borough Landscape Value

Whilst on the proposal map the property is located within an area defined as "Area of Borough Landscape Value", these policies have not been saved (GS13, DT8).

3.2.2 Local Development Framework - Core Strategy

CSP 21 – The Rural Economy

The policy sets out that:

"WE WILL ENCOURAGE A VIABLE RURAL ECONOMY BY ALLOWING DEVELOPMENT IN RURAL AREAS IF IT:

- ***SUPPORTS THE SUSTAINABLE DIVERSIFICATION AND DEVELOPMENT OF THE RURAL ECONOMY; OR***
- ***RESULTS IN THE GROWTH OF EXISTING BUSINESSES;"***

The proposal will also:

"NOT HAVE A HARMFUL IMPACT ON THE COUNTRYSIDE, BIODIVERSITY, GREEN BELT, LANDSCAPE OR LOCAL CHARACTER OF THE AREA".

CSP 30 - The Historic Environment

The policy sets out that:

"WE WILL POSITIVELY ENCOURAGE THE MANAGEMENT, CONSERVATION AND ENJOYMENT OF BARNSLEY'S HISTORIC ENVIRONMENT AND MAKE THE MOST OF THE HERITAGE ASSETS WHICH DEFINE BARNSLEY'S LOCAL DISTINCTIVENESS.

DEVELOPMENT WHICH AFFECTS THE HISTORIC ENVIRONMENT AND BARNSLEY'S HERITAGE ASSETS AND THEIR SETTINGS WILL BE EXPECTED TO PROTECT OR IMPROVE:….

THE CHARACTER AND/OR APPEARANCE OF LISTED BUILDINGS (INCLUDING ANY LOCALLY LISTED BUILDINGS …. AND OTHER HISTORIC LANDSCAPES INCLUDING KEY VIEWS FROM AND WITHIN THESE LANDSCAPES".

As set out, the proposal will ensure the protection of the setting and character of the Listed Buildings.

CSP 34 - Protection of Green Belt

This policy relates to the Green Belt and the protection of the land within these areas.

CSP 37 - Landscape Character

The policy sets out:-

"DEVELOPMENT WILL BE EXPECTED TO RETAIN AND ENHANCE THE CHARACTER AND DISTINCTIVENESS OF THE INDIVIDUAL LANDSCAPE CHARACTER AREA IN WHICH IT IS LOCATED".

As set out above, the proposal has been located to ensure minimal impact on the landscape. In addition, agricultural buildings are highly common in the local area and already are in situ on site and will, therefore, not differ from the existing character of the area.

4.0 THE ISSUES

4.1 The Development Plan

It is demonstrated in the section above that the proposal conforms with Development Plan policy. It is, therefore, considered that the applicants are entitled to the presumption inherent in Section 38 (6) to be weighed in their favour.

It now falls for the matter to be considered in the light of all material considerations.

4.2 Other Material Considerations

The following are issues which it is considered are material considerations in respect of the determination of this application.

4.2.1 Impact on the Listed Buildings

Full details of the proposal in the context of the potential impact on the Listed Building are set out in the accompanying Heritage Statement. It is clearly demonstrated that the proposal can be developed without giving rise to issues of harm.

4.2.2 Impact on the Green Belt

Clearly, the development of agricultural buildings is not inappropriate development in a Green Belt. Care has been taken to ensure that the location and form of the building is in scale with existing buildings and also is well located in the context of the farmstead and buildings. This development will not result in encroachment into the wider countryside,

the siting is well related to existing buildings and, owing to topography, it will not be conspicuous. The proposal is clearly acceptable in Green Belt terms.

4.2.3 Agricultural Need

It is acknowledged that there are existing farm buildings on the site but, owing to their nature, they are no longer suitable to support large scale crop storage. Furthermore, the applicants wish to achieve Crop Assured status for their produce and for this a purpose built modern agricultural building is required. There is a demonstrable agricultural need for the development.

5.0 CONCLUSION

This application seeks the development of an agricultural grain store at the site to meet a demonstrable farming need and to allow the farmer to meet Crop Assured Standards for his produce.

Under normal circumstances, this application would have been dealt with under the Agricultural Permitted Development Prior Notification Process. However, the site is in proximity of Listed Buildings. It is considered that this statement has demonstrated that the proposal conforms with policy (both local and national). The accompanying Heritage Statement also demonstrates that there will be no harm to the Listed Buildings and their settings. It is considered that the careful siting of the building will result in no harm to the Green Belt in visual terms.

The applicants remain willing to discuss all aspects of the proposal with the Council. Should any matters arise or further clarification be required, please do not hesitate to contact me.