



THE VESTA GROUP
REAL ESTATE

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

26 March 2019

Dear Sirs

Design & Planning Statement:
Thurnscoe Rifle Club, Thurnscoe Bridge Lane, Thurnscoe, S63 9AT

Executive Summary

This Design & Planning statement has been prepared by The Vesta Group Ltd (Vesta) on behalf of the applicant, Thurnscoe Rifle Club (TRC).

The Proposal involves minor development works at the site in order to upgrade the existing facilities to meet the current safety standards prescribed by the National Rifle Association (NRA).

Development works include:-

- the removal of the 50 metre left hand side steel back stop plates, the replacement of existing sand butt on the 50 metre right hand range with 4 shipping containers
- the replacement of the steel back stop plates and backstop brick wall on the 100 yard range with 3 shipping containers
- the enclosure of the 25 metre range with shipping containers.

These works are Sui Generis in nature, but are consistent with local and national planning policies for development within the Green Belt.

There will be no change to the use or operation of the Club, therefore there will be no adverse implications on neighbours or the general public.

These proposals have been informed by a pre-application site visit in November 2017 with Ms Hanna Andrews, Planning Officer at Barnsley Metropolitan Borough Council (BMBC) and the NSRA Liaison Officer, Alistair Atkin.

There has also been engagement with adjoining neighbours who are fully supportive.



Site & Surroundings

Thurnscoe Rifle Club (TRC) is located off Thurnscoe Bridge Lane, Thurnscoe.

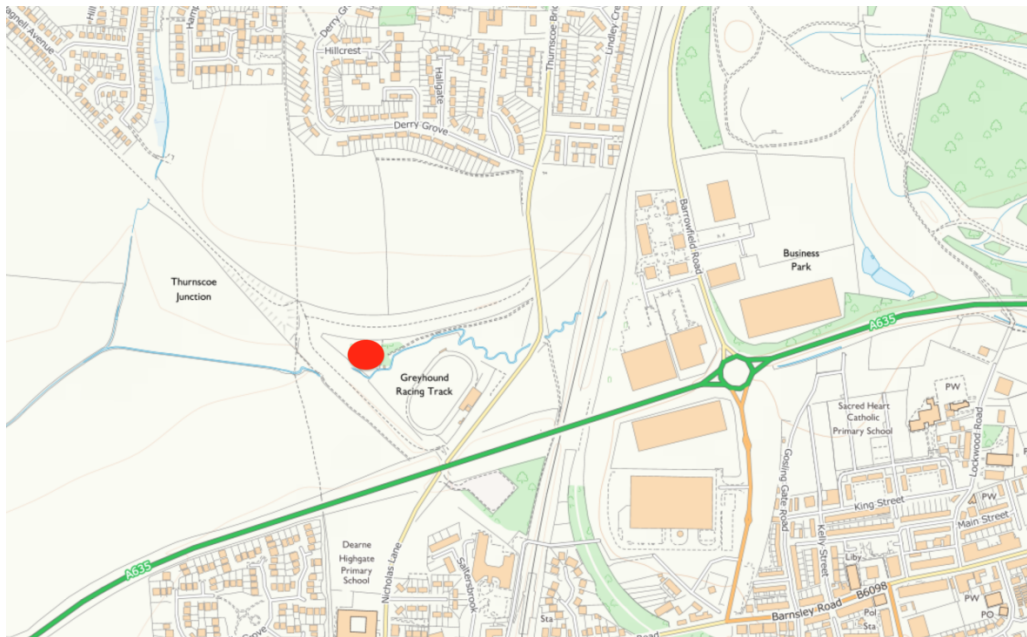


Figure 1- Location Plan

The site is roughly triangular in shape, there is a large flat grassed area to the centre flanked by two high level disused railway embankments, historically known as Thurnscoe Junction. Thurnscoe Dyke forms the southern boundary. The club is accessed from a small vehicular track running to the east of Thurnscoe Greyhound Stadium.

The adjoining land uses of the site are predominantly farm land, to the South East of the site is Wallis Metals Scrap Yard and Thurnscoe Greyhound Stadium.



Figure 2- Ariel Plan



The site has housed an operational outdoor rifle range since the 1940's. Since the end of WWII the range has been in private club ownership, continuously operating a minimum of 30 days per annum. There are currently 202 active paying members.

Members have been permitted to shoot during daylight hours for the last 70 years. There is no public access into the range, with Club Members accessing the site via a gated and secure private track. There is no location at which the Rifle Range can be seen from the Public Highway, footpath or other publicly owned land.

TRC is the freeholder of the shooting range, access track and full embankments. A red line boundary plan can be found at appendix A.

Currently, the club has 4 outdoor ranges, 1 x 25 metres, 2 x 50 metres and 1 x 100 yards. Shooting is conducted from firing points/cabins located close to Wallis Metals, aimed towards targets located in front of the embankments. There are several bullet catch points known as 'butts' on the site at present which are currently sand filled mounds set behind removable targets. The second type is thick steel angled plates which divert the bullets down to the ground.

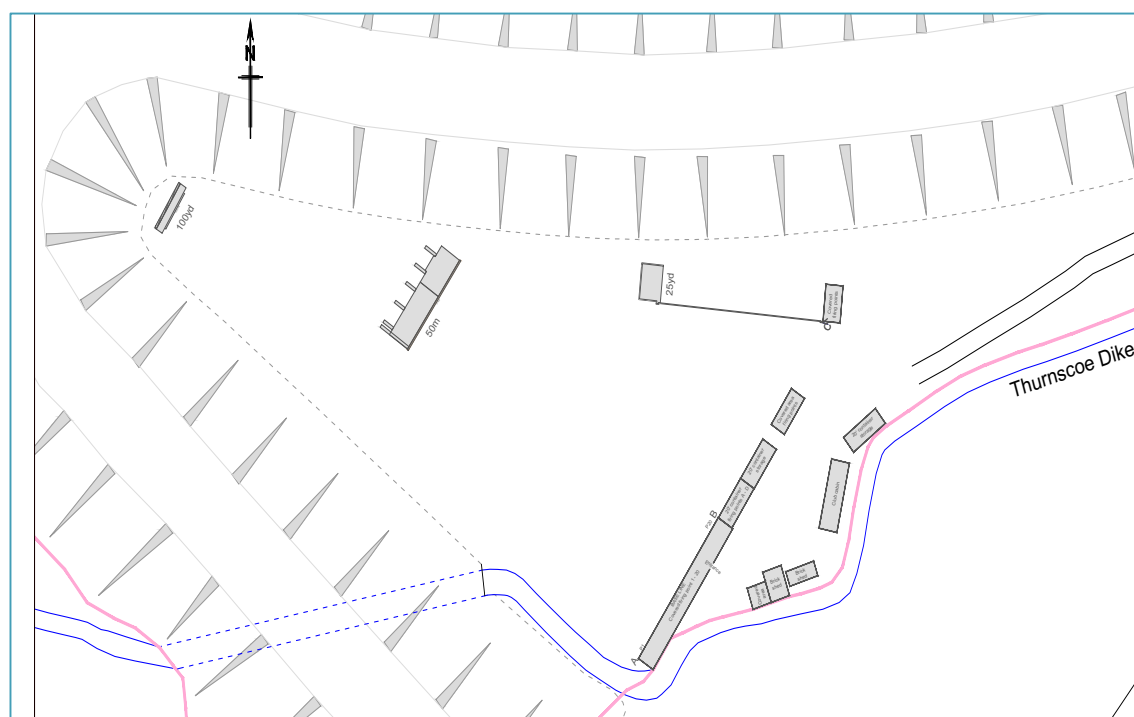


Figure 3- Existing Configuration

A larger plan of the existing facilities can be found at Appendix B.

The range offers members and affiliates the opportunity to shoot a selection of rifle and hand guns with calibre options including (but not limited to) Gallery Rifle, .38 calibre special and .357 Magnum Handguns, .22 rim fire, black powder, air rifles FAC (Fire Arm Certified) and sub 12 foot pound plus air pistols.

The club offers facilities for paid members and opens for organised events including charity and youth days. The club operates a strict registration and recording system for its members, which ensures that there are always two persons on site and shooting is supervised by a nominated 'Range Officer'. No firearms or ammunition is stored at



the facility, they remain the personal property of members or with the Club Armourer.

There are a number of existing cabins on site that have been in situ for over 30 years, and as such their use is deemed to be lawful. These cabins provide shooting bays, administrative rooms, storage facilities and basic toilet facilities.

Photos of the existing site can be found in Appendix C.

Range Safety

Thurnscoe Rifle Club is approved by the Home Office Approved and affiliated to the National Rifle Association (NRA) and the National Small-bore Rifle Association (NSRA). As such it needs to comply with the latest design standards to provide appropriate levels of Health and Safety for its members and the General Public.

The latest standards are:

National Governing Body Advice on the Design, Construction & Maintenance of Target Shooting Ranges: Edition 4 , January 2016- NSRA, NRA Code 150010020.

These alterations are compiled by the National Small Bore Rifle Association and are guided by the Home Office in consultation with the Association of Chief Police Officers, The National Rifle Association and insurance companies.

If the proposals are consented to, the instillation of the works are overseen and the requirements set by an MoD Inspector who must approve the designs and execution of all the upgrades.

The works proposed on site will also be approved by the local police force during our close liaison with them on an ongoing basis.

The proposed works are also checked by the NSRA and the site insurance company for compliance with best safety practice.

Proposed Development

Design Proposals

TRC are required to make a number of modifications in order to meet the latest NSRA standards outlined above.

These include;

- Replacing the existing sand butts with taller bullet stops to minimise accidental ricochets
- Replacing the existing metal backstops with sand butts and containers
- Improving the shooting bays on the 25m range to contain any misfire
- Increasing the storage on site for ancillaries such as tables, chairs and safety equipment.

It is proposed to achieve this through the use of recycled shipping containers, faced with 36mm plywood and painted dark green. Containers proposed are 40ft (2.59m x 12.19m) or 20ft (2.59m x 6.1m).



This route is not only sustainable, but will have the least impact on the land. In the unlikely event the club ceases to exist the containers can be removed and the land will revert back.

The description and photographs below compare what is in existence with what is being proposed. The current site layout will not change as part of these proposals.

Entrance and Rifle Gallery

No Change.





50 Metre Butts Range Left

Existing angled metal butt to be removed.

Existing



Proposed





50 Metre Butts – Range Right

Single level blockwork and sand butts to be replaced with 4 shipping containers. 2 x 40ft stacked + 2 x 20ft stacked. Lower level to be open fronted and filled with sand. Upper level faced with 36mm of plywood and painted dark green, side door removed.

Existing



Proposed





100 Yard Butts

Rear of Range

Existing 3m height Brick wall to be replaced with 3 x 20' shipping containers, giving a total height of 7.77. The lowest container to have front removed and filled with sand, targets will be mounted immediately to the front. Upper levels faced with 36mm of plywood and painted dark green, side door removed.

Existing



Proposed





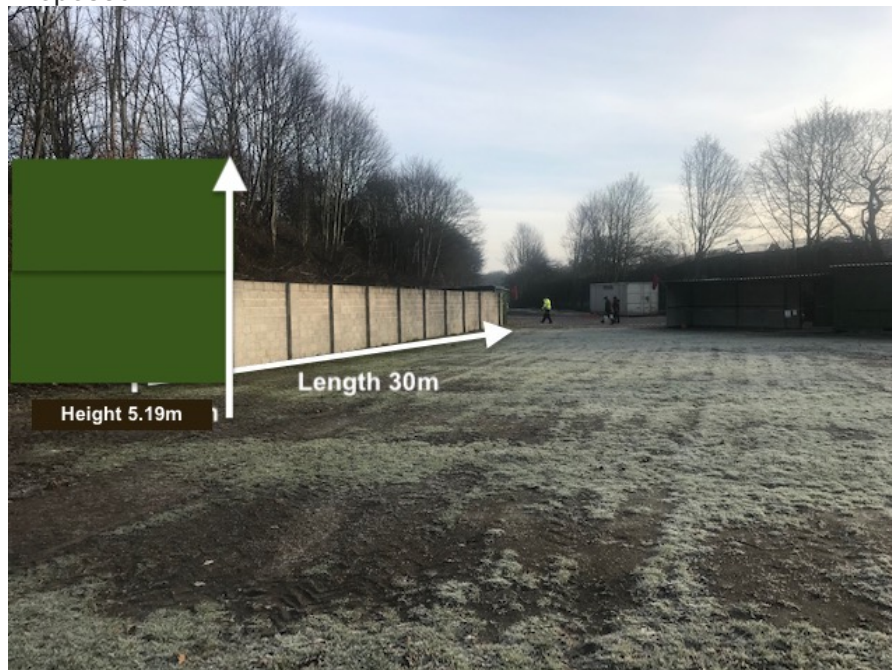
25 Metre Range

The existing range will remain in situ. To the front of the range the existing covered shooting gallery will be replaced with an open fronted shipping container, painted dark green. The existing sand butt will be replaced with two stacked shipping containers, the lower will be open faced and filled with sand, the upper faced in ply and painted dark green and side door removed.

Existing



Proposed





Total change visible from Parking Area

Due to site orientation visitors to the range would see the 50 metre butts replaced with containers, and a slight height increase behind the block wall of the 25 metre range.

Existing



Proposed





Implications of the proposals

It is considered that the proposals will have no adverse impacts on surrounding neighbours or members of the public.

The proposals will ensure that TRC can continue to operate on the same terms it currently does. There will be no increase in noise levels, hours of operation or traffic.

Planning History

This site has no planning history, its current use is deemed to be acceptable given its continued operation for the past 79 years.

There are no planning applications approved or pending on adjoining land.

Policy Context

This sections sets out the relevant policies which this application should be assessed against.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Where there is a difference in policy, Section 38(5) requires that the most recently adopted policy takes precedence.

BMBC adopted a new Local Plan and accompanying Proposals Map in January 2019.

BMBC is under a legal duty to have regard to all material considerations. This includes the Revised National Planning Policy Framework (NPPF) (adopted July 2018), National Planning Practice Guidance (NPPG) web based resource (launched March 2014) and the requirements of relevant Circulars, as well as its own adopted Local Plan 2019.

National Planning Policy Framework

The NPPF seeks a presumption in favour of sustainable development.

Paragraph 11 identifies that for decision taking, the application of a presumption in favour of sustainable development means: “approving development proposals that accord with the development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

TRC is situated on allocated Greenbelt land, as identified in the Barnsley Metropolitan



Borough Council Local Plan, Adopted January 2019, but has been in its current use for a period of over 70 years.

There are a number of national planning policies relevant to this application.

The National Planning Policy Framework (NPPF), Section 6 Supporting a prosperous rural economy.

The National Planning Policy Framework (NPPF), S8 Promoting healthy and safe communities;

The National Planning Policy Framework (NPPF), S13 Protecting Green Belt Land

Local Policy

The relevant local plan policy is Barnsley Metropolitan Borough Council Local Plan, Adopted January 2019.

This application should be considered compliant with the following local plan policies.

SD1 Presumption in Favour of Sustainable Development
Policy GD1 General Development
Policy E5 Promoting Tourism and Encouraging Cultural Provision
Policy E6 Rural Economy
Policy LC1 Landscape Character
Policy GI1 Green Infrastructure
Policy GS2 Green Ways and Public Rights of Way
Policy GB1 Protection of Green Belt
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt
Policy CC3 Flood Risk
Policy I1 Infrastructure and Planning Obligations
Policy I2 Educational and Community Facilities

Pre Application Advice

Pre- Application advice was sought from BMBC in relation to the need for this application. Ref:2017ENQ00561

Officer Hanna Andrews visited the site in November 2017. Ms Andrews, suggested that it would be prudent to submit an application given the height of some of the proposed containers.

The Case for Granting Planning Consent

This application should be considered positively. The proposals constitute sustainable development, fully compliant with local and national planning policy.

There will be no change to the operation or use of the club; as such there will be no adverse implications on the surrounding neighbours, general public or green belt as a result of these proposals.

The development works proposed are fully reversible, due to the use of shipping



containers rather than permanent masonry buildings.

However, most importantly, allowing these minor works needed to comply with safety regulations, will allow a historic 70 year old club to survive into the next generation.

I trust the above information and supporting documentation is self-explanatory. However should there be any further questions needed to determine this application please do not hesitate to contact me.

Kindest Regards

Emma Prichard-Selby BSc (Hons) MRICS

Please correspond via email: emma@thevestagroup.co.uk



Appendix A

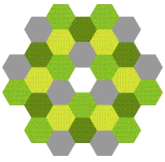
Title Ownership Plans

HM Land Registry
Official copy of
title plan

Title number **SYK592002**

Ordnance Survey map reference **SE4504NW**

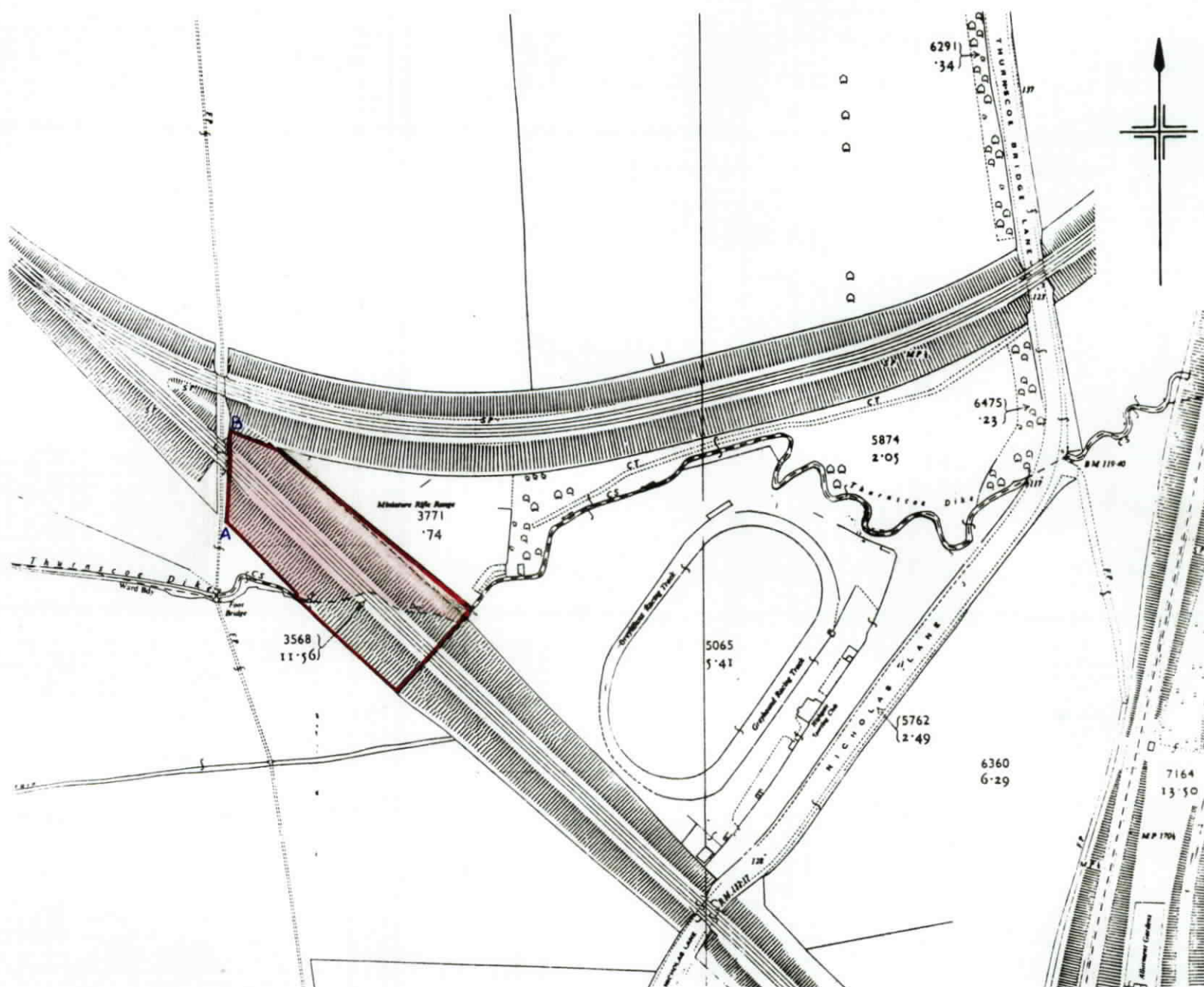
Scale 1:2500

Administrative area **South Yorkshire : Barnsley**

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H.M. LAND REGISTRY		TITLE NUMBER	
		SYK 182128	
ORDNANCE SURVEY PLAN REFERENCE	SE 4504	SECTION	Scale 1/2500
COUNTY	SOUTH YORKSHIRE	DISTRICT	BARNSELY
			© Crown copyright 1983

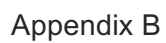


PLAN AMENDED
H.M. LAND
REGISTRY
PLANS BRANCH

FILED PLAN
H.M. LAND
REGISTRY

H.M. LAND REGISTRY		TITLE NUMBER
		SYK 87095
ORDNANCE SURVEY PLAN REFERENCE	SE 4504	Scale 1/2500
COUNTY SOUTH YORKSHIRE	DISTRICT BARNSELEY	© Crown copyright 1978







Appendix C



Existing Site Configuration showing 25m & 50 yard ranges.



Existing Cabins- used as the shooting points for 50 and 100 yard ranges.



Entrance to Range & Parking Area, showing storage units to left (Grey & Green) and the 25m firing range to the right.



Existing, looking back towards main entrance.



Existing 50 & 100 Yard Capture Butts



100 Yard Capture Butt

Appendix D

Example of Shipping Container Proposed

Dimensions:

20 ‘	Height 2.59m Width 2.34m Length 6.06m
40’	Height 2.59m Width 2.34m Length 12.2m

