

Application Reference Number:	2025/0025
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Application Type:	<i>Full.</i>
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Proposal Description:	<i>Conversion of two agricultural buildings to create 3no dwellings with associated garden areas and creation of access.</i>
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Location:	<i>Thurstone Farm, Thurstone Road, Penistone, Sheffield, S36 9EF.</i>
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Applicant:	<i>Mr D. Barlow.</i>
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Third-party representations:	<i>X2 Comments.</i>	Parish:	<i>Penistone.</i>
		Ward:	<i>Penistone West.</i>

<p>Summary:</p> <p>The applicant is seeking planning permission for the conversion of two agricultural buildings to create three dwellings with associated garden areas, and the creation of a new vehicular access.</p> <p>The proposed development would significantly improve the dilapidated appearance of the existing agricultural buildings by retaining the agricultural character and historic merit of those buildings and enhancing the setting of the Thurstone Conservation Area by bringing into long-term beneficial use a long-standing vacant site. The proposal would contribute positively to the Borough's housing needs by converting existing buildings within existing settlements in a sustainable location, providing further benefits such as improved access and visibility, new pedestrian walkways and biodiversity mitigation and enhancements.</p> <p>Having balanced all material planning considerations, whilst some comments have been received in respect of the proposal, concerns have been suitably addressed through the information provided and amendments to the scheme, and further details could be secured by condition.</p> <p>Consequently, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval subject to necessary conditions.</p> <p>The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p>

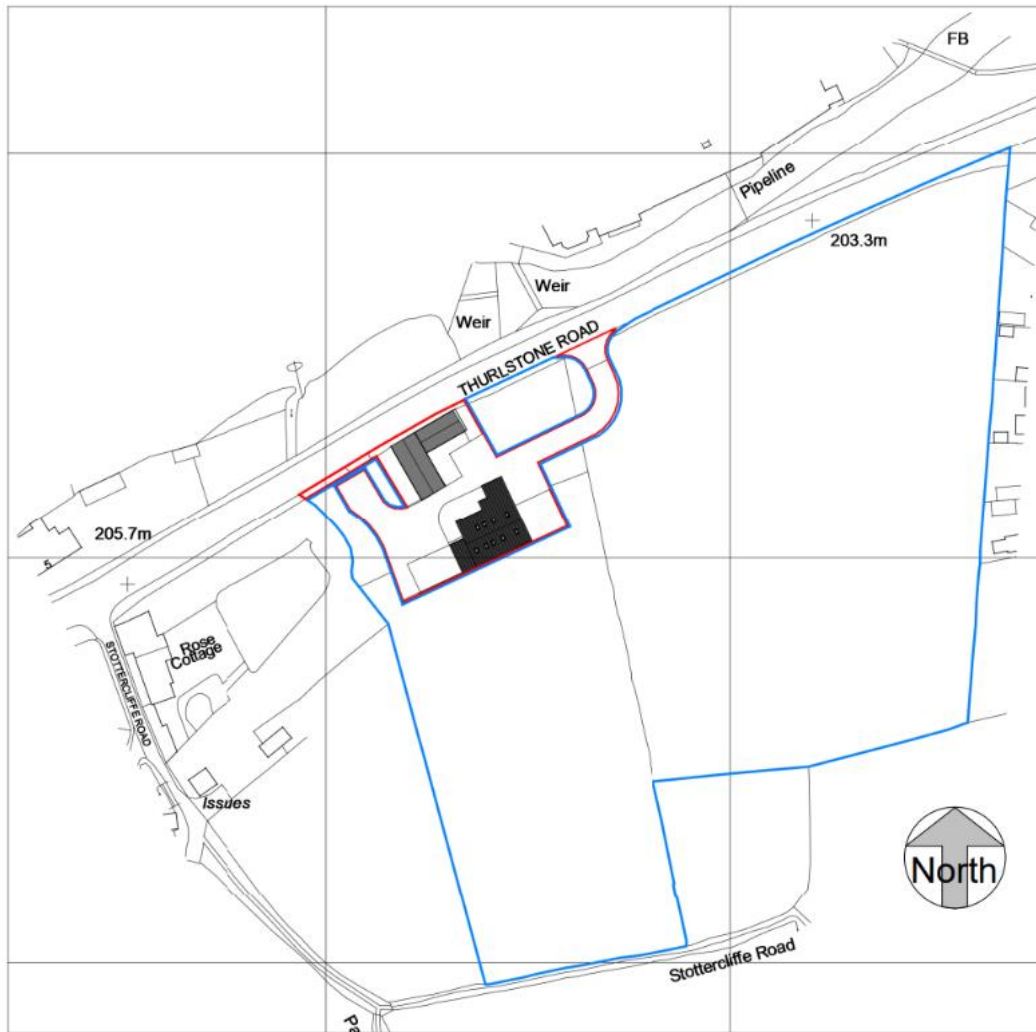
Site Description

This application relates to two prominent vacant agricultural buildings in a state of disrepair located on the south side of Thurlstone Road and within an area that is a mix of residential, commercial and agricultural uses. The River Don and Hoyle Mill Business Park are located to the north. Residential settlements are located to the east and west. Stottercliff Wood is located to the south-east. The site is located in the Green Belt, and the eastern boundary of the Thurlstone Conservation Area is located approximately thirty-five-meters to the west.

The northern agricultural building adopts an L-shaped form that forms part of the northern boundary along the roadside. The building is constructed of square coursed parallel punched sandstone with Welsh slate pitched roofs. There are a variety of dressed openings – predominantly on the east and south elevations, including arched and flat headed cart openings, doors and windows. The northern roadside elevation is devoid of doors or windows, and there is single dressed door which has been converted to a window on the western elevation. All elevations include ventilation slots.

The southern agricultural building is a portal framed and blockwork barn with a pitched profiled sheet roof. The building adopts a more rectangular form and is a modern structure.

The agricultural buildings occupy a modest area of hardstanding that is accessed to the west of the northern building off Thurlstone Road. The surrounding land is largely grassed that descends steeply south-to-north. The site is bounded by trees and vegetation to the west, a stone wall behind a grass verge to the north, and further stone walls to the east and south.



Planning History

The most relevant applications associated with the development site are:

Application Reference	Description	Status
B/92/0581/DT	Outline for erection of bungalow and detached garage.	Refused.
B/93/0569/DT	Conversion of barn to form dwellinghouse.	Approved.

Proposed Development

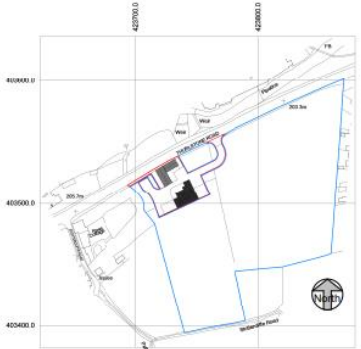
The applicant is seeking planning permission for the conversion of two agricultural buildings to create three dwellings with associated garden areas, and the creation of a new vehicular access.

The northern agricultural building (Building A) would be converted to create a 4-bedroom detached dwelling. The southern agricultural building (Building B) would be converted to create two 4-bedroom semi-detached dwellings. Building A is to be converted within its existing shell with no extensions or re-building required. Building B is to be converted within its existing shell, but with small extensions to the front and side. An existing single storey element of Building B is to be removed, and its exterior is to be re-clad with area of natural stone walling.

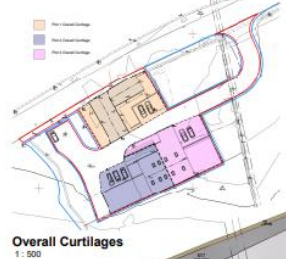
The existing vehicular access is to be permanently closed and a new vehicular access created east of the agricultural buildings with a minor encroachment into the adjacent field.

During the application process, the proposal was amended to reduce the extent of the encroachment of the new vehicular access into the adjacent field, reduce the extent of the red line boundary, reduce the size of associated garden spaces, create some managed landscaped areas, re-locate parking spaces within the site, and provide highway improvements by way of new pedestrian drop crossings.





Site Location Plan
1:1250



Overall Curtilages
1:500



Site Plan
1:200



Isometric View A



Isometric View B

IMPORTANT NOTES

ALL MEASUREMENTS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

ANY UNDERGROUND SERVICES SHOWN ARE INDICATED ONLY. THE BUILDER OR SITE APPROVER IS RESPONSIBLE FOR CHECKING THE LOCATION OF ANY SERVICES.

CADVIS3D HAS NO RESPONSIBILITY FOR UNDERGROUND SERVICES ON SITE. THE BUILDER MUST REQUEST PERMISSION TO DIG FOR ANY SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.

CONTRACTS TO BE CARRIED OUT BY PRINCIPAL CONTRACTOR AND CONSTRUCTION INSPECTORS SHALL BE SUBJECT TO THE PROVISIONS OF PRINCIPAL CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS.

CLIENT TO BE MADE AWARE OF OUTSIDE UNDERGROUND SERVICES (ELECTRICITY, GAS, WATER, FIBRE OPTIC) AND TO BE ADVISED OF ANY SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION.

Cadvis3d
ARCHITECTURAL DESIGN SERVICES

The Project: 227 Waterloo Rd, London, Middlesex, Greater London, N9 1UH
Tel: 020 8996 1234
Email: info@cadvis3d.co.uk

Ben Conneron Project,
Old Barns, Thurlstone Road,
Purborne, Wiltshire, SN9 9DD

M D Barker

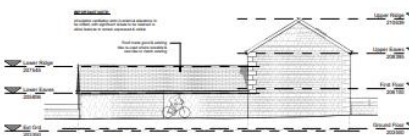
Site Plan - As Proposed



Side Elevation (South Facing)
1:100



Front Elevation (East Facing)
1:100



North Elevation (North Facing)
1:100



Rear Elevation (West Facing)
1:100



Isometric View

BUILDING A

IMPORTANT NOTES

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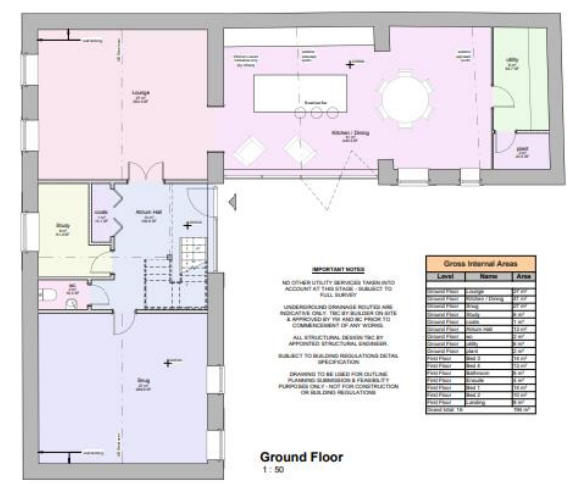
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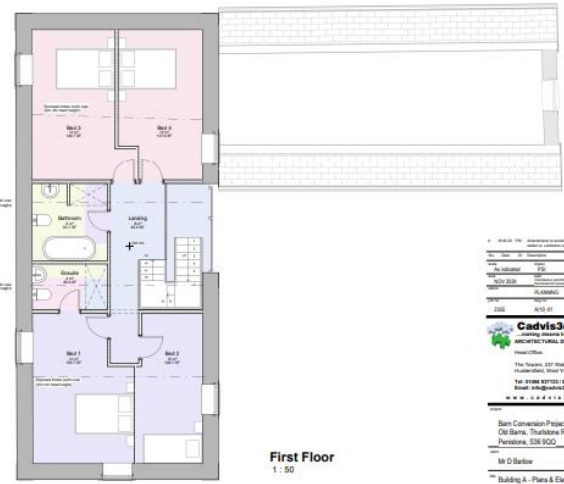
M D Barker

Building A - Plans & Elevations
As Proposed



Ground Floor
1:50

Level	Name	Area
Ground Floor	Living Area	25.00
Ground Floor	Dining Area	15.00
Ground Floor	Kitchen	10.00
Ground Floor	Breakfast Room	8.00
Ground Floor	Living Area	12.00
Ground Floor	Dining Area	10.00
Ground Floor	Kitchen	8.00
Ground Floor	Breakfast Room	6.00
Ground Floor	Living Area	10.00
Ground Floor	Dining Area	8.00
Ground Floor	Kitchen	6.00
Ground Floor	Breakfast Room	4.00
Ground Floor	Living Area	8.00
Ground Floor	Dining Area	6.00
Ground Floor	Kitchen	4.00
Ground Floor	Breakfast Room	2.00
Ground Floor	Living Area	6.00
Ground Floor	Dining Area	4.00
Ground Floor	Kitchen	2.00
Ground Floor	Breakfast Room	1.00
Ground Floor	Living Area	4.00
Ground Floor	Dining Area	2.00
Ground Floor	Kitchen	1.00
Ground Floor	Breakfast Room	0.50



First Floor
1:50

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as Green Belt land in the adopted Local Plan. The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *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.*
- *Policy H1: The Number of New Homes to be Built.*
- *Policy H4: Residential Development of Small Non-allocated Sites.*
- *Policy D1: High quality design and place making.*
- *Policy HE1: The Historic Environment.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy BIO1: Biodiversity and Geodiversity.*
- *Policy CC3: Flood Risk.*
- *Policy I1: Infrastructure and Planning Obligations.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 5: Delivering a sufficient supply of homes.*
- *Section 9: Promoting sustainable transport.*
- *Section 11: Making effective use of land.*
- *Section 12: Achieving well designed places.*

- *Section 13: Protecting Green Belt land.*
- *Section 14: Meeting the challenge of climate change, flooding and coastal change.*
- *Section 15: Conserving and enhancing the natural environment.*
- *Section 16: Conserving and enhancing the historic environment.*

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 this guidance into account when taking decisions.

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 72: General duty as respects conservation areas in exercise of planning functions.*

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 following SPDs are relevant in this case:

- *Design of Housing Development (Adopted July 2023).*
- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Trees and hedgerows (Adopted May 2019).*
- *Walls and fences (Adopted May 2019).*
- *Parking (November 2019).*

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

Other material considerations

- *Penistone Neighbourhood Development Plan.*
- *South Yorkshire Residential Design Guide 2011 (SYRDG).*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was also placed nearby, expiring 28th February 2025.

Two representations were received. While neither raised any objections to the proposed conversion, concerns were raised regarding the encroachment into an adjacent field to provide a new vehicular access and the potential for future development of the land which is said to flood on a regular basis. Concerns were raised regarding the potential impact future development of this land could have on nearby properties in respect of flooding.

While all concerns are acknowledged, only those that are material planning considerations relevant to this application can be considered. The encroachment into the adjacent field to create a vehicular access to the east – which has been considerably reduced during this application – does not mean that any potential future application for development would prove acceptable, as each application is considered on its own merits against local and national local planning policies and guidance.

Consultations

Biodiversity	<i>No objection(s) subject to condition(s).</i>
Forestry Officer	<i>No objection(s) subject to condition(s).</i>
Conservation Officer	<i>No objection(s) subject to condition(s).</i>
Highway Drainage	<i>No objection(s).</i>
Highways Development Control	<i>No objection(s) subject to condition(s).</i>
Pollution Control	<i>No objection(s) subject to condition(s).</i>
Environment Agency	<i>No objection(s).</i>
Yorkshire Water Services Limited	<i>No objection(s) subject to condition(s).</i>
Penistone Town Council	<i>No comments received.</i>
Local Ward Councillors	<i>No comments received.</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The development site is allocated as Green Belt in the adopted Local Plan.

Paragraph 142 of the NPPF states the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 143 of the NPPF states the 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

Paragraph 153 of the NPPF states that 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. 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(c) of the NPPF states development in the Green Belt is inappropriate unless one of the following exceptions applies: 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.

Paragraph 154(h)(ii) of the NPPF states development in the Green Belt is inappropriate unless one of the following exceptions applies: other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it such as engineering operations.

Paragraph 154(h)(iv) of the NPPF states development in the Green Belt is inappropriate unless one of the following exceptions applies: other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These include the re-use of buildings provided that the buildings are of permanent and substantial construction.

The starting point for Green Belt policies at a local level lies with Local Plan Policy GB1: Protection of Green Belt.

Local Plan Policy GB1 states that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 states that the extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building, will be allowed in the Green Belt if proposals would not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.

Local Plan Policy GB3 states that the change of use or conversion of buildings will be allowed in the Green Belt provided that: the existing building(s) is/ are of a form, scale and design that is in keeping with its surroundings; the existing building(s) is/ are of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use; the proposed new use would be in-keeping with the local character and the appearance of the building; and the loss of any building(s) from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

Local Plan Policy H4 establishes proposals for residential development on sites below 0.4ha will be allowed where proposals would comply with other relevant policies within the Local Plan. Such sites can make a valuable contribution to the housing supply, and sites in towns and villages can offer good opportunities for providing houses where other people already live, near to existing shops and services. Developing these sites can reduce the need to provide new alternative development sites outside of settlement boundaries. As such, we will allow small scale residential development within towns and villages in line with other policies, including those protecting peoples living conditions, road safety and design.

All new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level, for existing and new and future residents, including visual amenity and highway safety.

Considering the above, this application is supported by structural reports for both existing agricultural buildings. The structural reports suggest that the proposal can be achieved without the need of major or complete re-construction works confirming that the existing buildings are of a sufficient permanent and substantial construction. As such, the proposal constitutes an acceptable form of development in the Green Belt in accordance with paragraph 154(h)(iv) of the NPPF and Local Plan Policy GB3.

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 is also an acceptable form of development within the Green Belt in accordance with Paragraph 154(c) of the NPPF and Local Plan Policy GB2.

The proposal includes the creation of a new vehicular access to the east which would encroach into an adjacent field. Engineering operations are an acceptable form of development in the Green Belt in accordance with paragraph 154(h)(ii) provided that such works would preserve the openness of

the Green Belt and would not conflict with the purposes of including land within it. The encroachment has been considerably reduced during this application therefore significantly lessening any potential harm to the Green Belt. The proposed access would provide access to the existing agricultural land and the proposed residential properties. The access would be constructed of a grass grid and would be lined by timber fencing and gates. The access would therefore blend into the landscape, and the timber fencing and gates are a common feature of areas where agricultural uses exist. As such, it is considered that the proposal would preserve the openness of the Green Belt and would not conflict with the existing agricultural use of the adjacent land, in accordance with paragraph 154(h)(ii) of the NPPF and Local Plan Policy GB1.

Considering the above, the proposal is considered acceptable in principle subject to an assessment of the matters discussed below.

Green Belt Assessment

Paragraph 154(c) of the NPPF states development in the Green Belt is inappropriate unless one of the following exceptions applies: 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.

Local Plan Policy GB2 states that the extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building, will be allowed in the Green Belt if proposals would not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.

Original means as existed in 1948 or, in relation to a building constructed later, as it was built.

Floorspace will be calculated by external measurement of the building. Floorspace within roof spaces will not be considered. Outbuildings will only be taken into account when calculating the cumulative additions to the original building.

Building A:

- Original building = 161 sqm
- Existing additions = 0 sqm
- Proposed additions = 0 sqm
- Total existing and proposed = 161 sqm

Building B:

- Original building = 262.3 sqm
- Existing additions = 0 sqm
- Proposed removals = 85.1 sqm
- Proposed additions = 61.1 sqm
- Total existing and proposed = 242.6 sqm

Considering the above, the total cumulative additions would not amount to more than a doubling of the size of the original buildings, in accordance with paragraph 154(c) of the NPPF and Local Plan Policy GB2.

Local Plan Policy GB3 states that the change of use or conversion of buildings will be allowed in the Green Belt provided that: the existing building(s) is/ are of a form, scale and design that is in keeping with its surroundings; the existing building(s) is/ are of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use; the proposed new use would be in-keeping with the local character and the appearance of the building; and the loss of any building(s) from agricultural use will not give rise

to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

Considering the above, this application is supported by structural reports for both existing agricultural buildings. The structural reports suggest that the proposal can be achieved without the need of major or complete re-construction works confirming that the existing buildings are of a sufficient permanent and substantial construction. The proposed residential use would be in-keeping with local character which comprises residential settlements to the east and west. It is not considered that the loss of the existing agricultural buildings would give rise to the need for replacement agricultural buildings given that the existing buildings are in a state of disrepair and appear to have been vacant and not in use supporting adjacent agricultural uses for many years. It is therefore considered that the proposal is an acceptable form of development in the Green Belt in accordance with paragraph 154(h)(iv) of the NPPF and Local Plan Policy GB3.

The proposal includes the creation of a new vehicular access to the east which would encroach into an adjacent field. Engineering operations are an acceptable form of development in the Green Belt in accordance with paragraph 154(h)(ii) provided that such works would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. The encroachment has been considerably reduced during this application therefore significantly lessening any potential harm to the Green Belt. The proposed access would provide access to the existing agricultural land and the proposed residential properties. The access would be constructed of a grass grid and would be lined by timber fencing and gates. The access would therefore blend into the landscape, and the timber fencing and gates are a common feature of areas where agricultural uses exist. As such, it is considered that the proposal would preserve the openness of the Green Belt and would not conflict with the existing agricultural use of the adjacent land, in accordance with paragraph 154(h)(ii) of the NPPF and Local Plan Policy GB1.

Considering the above, this is considered to weigh substantially in favour of the proposal.

The proposal is therefore considered to comply with paragraphs 154(c), 154(h)(ii), and 154(h)(iv) of the NPPF, and Local Plan Policies GB1: Protection of Green Belt, GB2: Replacement, extension and alteration of existing buildings in the Green Belt, and GB3: Changes of use in the Green Belt and is considered acceptable.

Impact on Design, Heritage and Visual Amenity

The development site occupies a prominent location on Thurlstone Road and acts as a gateway site when travelling westbound. The existing agricultural buildings vary in appearance but are both in a state of disrepair. The west boundary of Thurlstone Conservation Area is approximately 35 metres west of the development site.

Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving conservation areas or their setting or any features of special architectural or historic interest which it possesses.

Paragraph 208 of the NPPF establishes LPAs should identify and assess the particular significance of any heritage asset that may be affected by a development proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. LPAs should consider this when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to their conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether

any potential harm amounts to substantial harm, total loss or less than substantial harm to the asset's significance.

Paragraph 135(a) of the NPPF establishes that planning policies and decisions should ensure that developments 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.

Paragraph 135(b) of the NPPF establishes that planning policies and decisions should ensure that developments are visually attractive due to good architecture, layout and appropriate and effective landscaping.

Paragraph 135(c) of the NPPF establishes that planning policies and decisions should ensure that developments are sympathetic to local character and history, and surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Local Plan Policy D1: High Quality Design and Placemaking establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

The Design of housing development sets out detailed guidance in support of Local Plan Policy D1.

Given the proximity of the development site and agricultural buildings to the Thurlstone Conservation Area, the Council's Conservation Officer was consulted, and it was stated that the farm appears on 1850 and 1891 OS maps suggesting that the stone barn (Building A) is at least 170 years old and is likely to have originated in the early c19.

The northern agricultural building adopts an L-shaped form that forms part of the northern boundary along the roadside. The building is constructed of square coursed parallel punched sandstone with Welsh slate pitched roofs. There are a variety of dressed openings – predominantly on the east and south elevations, including arched and flat headed cart openings, doors and windows. The northern roadside elevation is devoid of doors or windows, and there is single dressed door which has been converted to a window on the western elevation. All elevations include ventilation slots. The barn is quite plain but typical of the robust vernacular agricultural style seen throughout the Pennine fringe to the west of the borough. Overall, this barn (Building A) displays some individual historic merit and complements the setting of the Thurlstone Conservation Area.

The proposed conversion of Building A retains the historic envelope generally unaltered, and a structural report indicates the building has some minor defects but is in overall fair condition. It was suggested that some restraint on the number of windows on the west elevation should be adopted as it was quite visible. It was suggested that the en-suite and bathroom could be illuminated through conservation rooflights. No new openings to the north elevation are proposed and the glazing of the existing openings on the east elevation is considered acceptable. It was also suggested that the infill of ventilation slots could be achieved with a significant rebate to the new stonework to enable the features to remain expressed on the external elevations.

During the application process, the proposal was amended in line with the suggested improvements from the Council's Conservation Officer, including the removal of two windows on the west elevation to be replaced with conservation rooflights, and an annotation to clarify that the infill of ventilation slots is to be achieved with a significant rebate to the new stonework to enable the features to remain expressed on the external elevations.

The southern agricultural building is a portal framed and blockwork barn with a pitched profiled sheet roof. The building adopts a more rectangular form and is a modern structure.

The Council's Conservation Officer states this building (Building B) is clearly modern, of no historic merit, and contributes little to the setting of conservation area. Some small extensions are noted to the front and side; however, they would replace an existing single storey element to be removed and

would result in a net reduction in floorspace overall. The roof is to be standing seam metal with walls in vertical boarding (akin to Yorkshire boarding), and small sections of natural coursed stone, which is welcomed. Window openings would be irregularly scaled and arranged and there are a number of rooflights. However, on balance, the overall design retains its essential agricultural (but modern) aesthetic and is considered acceptable in this instance.

Notwithstanding the submitted details, further details regarding materials, boundary treatments and landscaping could be secured by condition.

It is not considered that the proposal would be harmful to the character, permanence and openness of the Green Belt. Permitted development rights could be removed to prevent further development and protect and preserve the openness and permanence of the Green Belt.

Considering the above, this proposal would significantly improve the dilapidated appearance of the existing agricultural buildings by retaining the agricultural character and historic merit of the buildings and enhancing the setting of the Thurlstone Conservation Area by bringing into long-term beneficial use a long-standing vacant site. While the buildings would differ in appearance, there are consistent elements through materiality and design that would achieve a harmonious and sympathetic scheme overall, that would retain historic character while fostering appropriate innovation and change, likely to result in a striking but pleasing contrast.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to conserve or enhance the character and appearance of the Thurlstone Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment, HE4: Developments affecting Historic Areas or Landscapes, and GB1: Protection of Green Belt, and is considered acceptable regarding visual amenity.

Impact on Residential Amenity, Health and Pollution Control

Local Plan Policy GD1: General Development indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection establishes that support will be given to development if it is demonstrated that proposals would not be 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 nuisance to the natural and built environment or to people.

The South Yorkshire Residential Design Guide (SYRDG) sets out internal space standards for new dwellings. Support will be given to development if the internal space standards are complied with.

The Design of housing development SPD sets out design principles that would apply to new housing developments. Support will be given to development that would ensure high standards of privacy, light and outlook would be provided for existing and future residents and would not be detrimental to the amenity afforded to adjacent properties.

The development site is somewhat isolated between two larger residential settlements to the east and west. This distance from surrounding properties together with existing boundary vegetation and screening, particularly to the west, means that there is unlikely to be any significant adverse impact on the amenity of existing nearby residents by way of overshadowing, overlooking and loss of privacy and reduced outlook.

The existing buildings would largely maintain their existing positioning within the development site, and their existing footprint, except for two new small extensions to Building B. The proposal appears largely successful in limiting potential conflict between the buildings by way of overlooking and loss of privacy. First floor habitable room windows to Building B would be limited to the east side elevation and while a first-floor habitable room window on the south elevation of Building A would directly face toward Plot 2, it is not considered that there would be any significant overlooking or loss of privacy affecting any potential future occupants. The existing distance between the two buildings and the fact that the proposals would largely maintain the scale and massing means that there is unlikely to be any significant overshadowing impact or reduced outlook.

The proposal would conform with the minimum internal space standards for a 4-bedroom 5-person or more dwelling as set out by Table 4A.1 Space Standards within the SYRDG.

The proposal would achieve acceptable garden sizes (60 sqm or more) for the proposed dwellings in accordance with Council's adopted design guidance.

The proposed construction works have the potential to cause nuisance to people who live or work in the locality, and although any potential impact is likely to be temporary, a condition could be used to control the times in which development related activities can be undertaken.

Considering the above, this is considered to weight significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

Paragraph 116 of the NPPF states development should only be prevented and refused on highways grounds if there would be an unacceptable impact on highway safety or the cumulative impacts on the road network, following mitigation, would be severe, considering all reasonable future scenarios.

Highways Development Control were consulted, and it was stated that the proposal includes ample parking and turning provision for the proposed 3no. dwellings, including some visitor parking. It also accommodates the turning manoeuvre of a fire appliance within the site. A refuse bin collection point would be provided close to the site access junction with Thurlstone Road, and the proposed electric gates would be set well back within the site approximately 25 metres from Thurlstone Road. Earlier comments outlined a review of personal injury accident data for the last five years, which shows that no personal injury accidents have been recorded on Thurlstone Road within 400m+ of the site.

It was also stated that the development site is located within approximately 900 metres of the local centre of Penistone and as such, it benefits from access to local amenities within easy reach. There is also good public transport links with bus stops within 100 metres of the site. Therefore, the location can be considered sustainable in accordance with Section 9 of the NPPF and Local Plan Policy T3.

The proposed access includes the provision of sections of two metre footway around the site access junction radii alongside a dropped crossing with tactile paving. The northern boundary walls are also shown to be set behind the rear of the required 2.4 metre x 43 metres sight lines to be provided.

While the need for a new access encroaching into the adjacent field was brought into question during the application process, the applicant stated that this was to achieve improved and required visibility sight lines on the recommendation of a highways engineer. Pulling the access closer to Plot 1 out of the adjacent field would likely introduce the same issues that are experienced with the existing west access. During the application process, this was discussed with Highways colleagues, and they were in agreement that moving the access closer would likely result in substandard visibility sight lines. In this instance, there is no reason for the LPA to disagree with the professional opinions set out and

the justification for the encroachment – which has been considerably reduced during the application process – is considered reasonable and would result in improved visibility and bringing about wider highway safety improvements.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policies T3: New Development and Sustainable Travel and T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Trees

There are several trees bounding the development site to the west. While the proposed site layout indicates minimal development in this area, following discussions with the Council's Forestry Officer, it was considered that further details were required regarding tree protection, that could be secured by condition.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This application is subject to BNG.

This application is supported by an Ecological Impact Assessment (EclA) which includes the results of a habitat survey of the site and bat surveys involving the inspection of the buildings and bat dusk emergence surveys. The application is also supported by a statutory biodiversity metric. It has been confirmed by the Council's Ecologist that they are satisfied with the methodologies used, the results of the surveys and the recommended mitigation and enhancement measures.

The building inspections and subsequent emergence surveys identified that the stone farm building is utilised as a bat roost by a small number of whiskered bats. Surveys also identified the use of the modern farm building by a roosting barn owl. Appropriate mitigation measures are included in the EclA in the interest of these species, including obtaining a European Protected Species Mitigation Licence with respect to the identified bat roost and works being undertaken to the approved method statement, such as supervision of certain works by a licensed bat ecologist, provision of a temporary bat roost during works, and the incorporation of suitable roosting features in the converted buildings.

Appropriate measures are also recommended for barn owls including a pre-commencement check, suitable timing of works and the provision of a barn owl nest box located on the converted building.

The statutory biodiversity metric indicates that a gain of 0.13 habitat units (27.19%) can be achieved. The proposals therefore meet the Biodiversity Net Gain (BNG) requirement, which is welcomed. This has been achieved in-part by the proposals including the enhancement of existing grassland to other neutral grassland, a medium distinctiveness habitat. Such enhancement is deemed to be significant, and this could be secured through conditioning a Habitat Management and Monitoring Plan (HMMP).

Compliance with the EclA and the provision of suitable mitigation measures could also be secured by condition. This application is also subject to Statutory BNG and Gain Plan conditions. The Gain Plan should be prepared in accordance with the ecological details submitted.

Consequently, the Council's Ecologist raised no objections.

Considering the above, this is considered to weight significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact on Flood Risk

Paragraph 170 of the NPPF states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 176 of the NPPF states applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63, which requires a site-specific flood risk assessment to be provided.

The development site previously fell within Flood Zone 1 which is areas least likely to be at risk from flooding. However, during the application process, the Environment Agency reviewed and updated their mapping to take account of climate change impacts. This review meant a small encroachment of Flood Zone 3 to the west within the development site. As such, a formal consultation request was made to the Environment Agency. Within their response it was noted that Flood Zone 3 does slightly contact the northern boundary of the site. The Climate Change (2070-2125) extent is also projected to touch the northern property and the proposed access route. However, after reviewing the 2023 Lower Don Valley modelling, this does not seem to be the case in both the Defended 1%AEP 28CC, and the Undefined 1% 28CC extents. Based on this reasoning, the Environment Agency confirmed that they have no objection to the proposed development.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Section 14 of the NPPF and Local Plan Policy CC3: Flood Risk and is acceptable.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

While paragraph 153 of the NPPF states LPAs should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness, in this instance, the proposal is considered not to be inappropriate development in the Green Belt, in accordance with paragraphs 154(c), 154(h)(ii) and 154(h)(iv) of the NPPF in that the proposal would involve the conversion of two agricultural buildings of a sufficient permanent and substantial construction. The proposal would also not result in disproportionate additions over and above the size of the original buildings nor significantly affect the permanence or openness of the Green Belt. As such, substantial weight is attributed in favour of the proposal with respect to the principle of development and minimal Green Belt impacts.

The proposal is considered acceptable regarding potential impacts on residential amenity, design, heritage and visual amenity, and highway safety, with significant weight attributed to all in favour of the proposal.

The proposal is also considered acceptable regarding potential impacts on trees, biodiversity, and flood risk with significant and moderate weight attribute accordingly in favour of the proposal.

The proposed development would significantly improve the dilapidated appearance of the existing agricultural buildings by retaining the agricultural character and historic merit of those buildings and enhancing the setting of the Thurlstone Conservation Area by bringing into long-term beneficial use a long-standing vacant site. The proposal would contribute positively to the Borough's housing needs by converting existing buildings within existing settlements in a sustainable location, providing further benefits such as improved access and visibility, new pedestrian walkways and biodiversity mitigation and enhancements.

Having balanced all material planning considerations, whilst some comments have been received in respect of the proposal, concerns have been suitably addressed through the information provided and amendments to the scheme, and further details could be secured by condition.

Consequently, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Design amendments in line with the Council's Conservation Officer's comments.*
- *Amendments to the proposed access and the provision of new pedestrian crossings and further highways details.*
- *Amendments to the garden sizes and the provision of managed landscaped areas.*
- *Amendments to the parking layout.*

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 representations, 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.

