

Our Ref: MB/5200/2025-04-09

9<sup>th</sup> April 2025

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Planning Department,  
Barnsley Council,  
PO Box 634,  
Barnsley  
S70 9GG.

Dear Planning Officer,

**RE: Land West of Cawthorne, off Tivydale Drive, Cawthorne, Barnsley**

Please find enclosed the details of a prior notification application for the resurfacing of an existing agricultural track.

This application is submitted in accordance with Schedule 2, Part 6, Class A(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which permits the resurfacing of existing agricultural tracks.

**Site and Surroundings:**

The application site is currently used for agricultural purposes and is located on the edge of the settlement of Cawthorne. The agricultural track forms part of a historic connection between a large field parcel and a smaller parcel to the south. Although these two parcels are physically connected, access between them currently requires traveling out of the northern parcel, along the road, and into the southern parcel. The proposed resurfacing will provide direct access at the southern part of the site.

**Proposal:**

This application seeks agricultural prior notification for the resurfacing and enhancement of the existing track. The track has become overgrown, in part due to works completed by Northern Powergrid, which left the access track in a poor state. The applicant now seeks to resurface it to re-establish the connection between the two field parcels, identified by Title No. SYK516257.

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The proposed resurfacing will allow farm vehicles to utilize the full width of the track. The formalized track will be approximately 60 meters in length, with a width of 3 meters, and will be surfaced with limestone chippings.

**Appraisal/Issues:**

Schedule 2, Part 6, Class A(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) pertains to agricultural development on units of 5 hectares or more. The proposed formalised private way constitutes an engineering operation that is reasonably necessary for agricultural purposes within the unit, as outlined in Schedule 2, Part 6, Class A.2(2)(b).

This is evidenced by the application form and the planning history of the site. The proposed track will be surfaced with limestone chippings, and where connections to the highway are already hard-surfaced, no additional works are required to ensure safe and suitable access. Moreover, the nature of the proposed development is to provide access for farm vehicles within the holding, and there will be minimal need for vehicles to access the highway at this location. This access will be used by small tractors and quad bikes to check on livestock and manage trees and hedges.

Given the nature of the proposed development, it is our view that the prior approval of the Local Planning Authority will not be required for the siting and construction of the private way in this case.

Yours sincerely,



**Michael Bamford** BA(Hons) MPlan MRTPI

Director

**For and on behalf of Planning & Design Practice Ltd**