

**Broad Close Farm, Cone Lane
Silkstone near Barnsley,
South Yorkshire.**

Proposed second agricultural dwelling



Planning Statement

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Proposed Second Agricultural Dwelling at Broad Close Farm

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SECTION 1



INTRODUCTION

SECTION 1: INTRODUCTION

- 1.1 Oligra Town Planning Services has been commissioned by Mr Philip Charlesworth of Broad Close Farm, Cone Lane, Silkstone to prepare a Planning Statement to support a proposed second agriculturally tied dwelling in the grounds of the farm.
- 1.2 The residential use of the dwelling in question would be restricted by standard agricultural occupancy condition.
- 1.3 This planning statement considers the relevant policy background and other material considerations to the proposal, and presents sufficient evidence to conclude that a second agricultural dwelling at Broad Close Farm is acceptable.
- 1.4 The report is accompanied 9 appendices which are cross-referenced in the body of this statement where appropriate.
- 1.9 The planning statement is structured as follows: Section 1 introduces the terms of the application, the applicant and the contributors to the report. Section 2 describes the site and its setting, any local plan policy designations and relevant planning history. At Section 3 we provide more detailed information about the farm's operations. This is underpinned by a potted history of the site since it was established in the 1970s.
- 1.10 Section 4 describes the proposed development and at Section 5 we set out the statutory development plan. At Section 6 we describe a range of material considerations that includes national planning guidance, emerging regional guidance, animal welfare legislation, the work of the Health & Safety Executive in the agricultural workplace; all of which support the need for a second dwelling at Broad Close Farm. We also

describe planning precedent at both the national and local levels. At section 7 we justify the proposal against policy and other material considerations, before offering general conclusions at Section 8.

- 1.11 The proposal has been formulated after pre-application consultation with the local planning authority by both the planning consultant and the consulting architect; designSpace Architects of Church Fenton, near York.
- 1.12 A Design & Access Statement is provided under separate cover by the consulting architect, designSpace Architects.

SECTION 2



SITE AND SURROUNDINGS

Location - Context Characteristics - Intrinsic Characteristics - Planning Policy
Designations - Planning History

SECTION 2: SITE AND SURROUNDINGS

Location

- 2.1 Broad Close Farm is situated on Cone Lane, a C class highway that links Silkstone Common with Silkstone to the north. Access to the farm is gained directly off Cone Lane. (Please see Appendix 1 Location Plan.)

Context Characteristics

- 2.2 The farm stands in 76 acres of 'Grade A' farmland approximately 400 metres from the village of Silkstone, which lies down Cone Lane to the north. Silkstone Common lies approximately 800 metres up Cone Lane to the south. To the south, the farm holding is bounded by a public footpath and beyond that by the Sheffield-Huddersfield railway line. To the immediate north is Silkstone cemetery and the former Silkstone Working Mens' Club (now called Silkstone Lodge). Within the grounds of Silkstone Lodge is a bowling green and a detached building for brass band practice, which is shown below.



- 2.3 Silkstone Lodge has a very popular public bar and various function rooms, all of which are served by an extensive car parking area. Further to the east the farm is abutted by Silverwood Scout Camp.

- 2.4 The following two photographs show the cluster of farm buildings seen from the south. On the northern mid-horizon on the left hand photograph can be seen the extensive Whinmoor, Towngate and Martin Croft housing estates. The estates generally date from the 1970s and dominate Silkstone's previous rural character.



Intrinsic Characteristics

- 2.5 The farm is comprised primarily of grazing land to the east of Cone Lane. This land slopes generally from south to north. It extends upwards and southwards to the railway line, beyond which is Silkstone Common. It extends generally downwards and eastwards to a beck before rising towards the Scout Camp. The vicinity of the beck is wooded. A larger wooded area – called Hill Top Wood - is secured and used by the rare Tamworth pigs for foraging. This is shown below. (Please see Appendix 2 Site Plan)



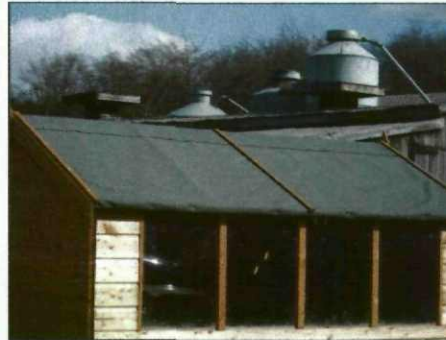
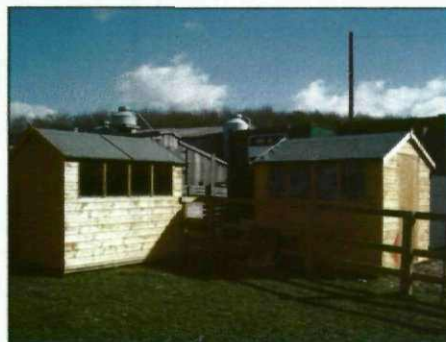
- 2.6 Other grazing land extends on the west side of Cone Lane. This slopes away downwards to Silkstone Beck. The land is used for sheep or cattle grazing, and by Tamworth piglets which are restricted to a smaller fenced off area. These activities are shown in the two photographs below.



- 2.7 The developed areas comprise the existing farmhouse, a range of farm outbuildings, a log cabin farm shop, storage areas and hard standing, which includes a car parking area for customer vehicles. The farm shop and car parking is shown below right; the farmhouse below left. The stone-built farm house was constructed in 1982. The house and the nearby farm outbuildings are all served by the same mains supplies. Foul water is disposed into a septic tank.



2.8 Farm outbuildings and farm yard storages area are shown in the following eight photographs.



Planning Policy Designations

- 2.9 Broad Close Farm lies on the southern fringes of the South and West Yorkshire Green Belt on the approved Barnsley Unitary Development Plan, wherein it is the policy of the Local Planning Authority not to permit development except in very special circumstances for purposes other than agriculture or other similar activities that are set out in Planning Policy Guidance Note 2. It also lies within an area west of the M1 corridor that is washed over by a local plan Area of Borough Landscape Value designation, where development is allowed that does not cause a loss of valuable landscape features; where it is sympathetic in nature, form and design; and where the overall character of the area is conserved.

Planning History

- 2.10 The relevant planning history comprises planning permissions 2007/0474 and 2006/2128.

Prior Notification (Ref 2007/0474)

- 2.11 On the 29th April 2007 the owner of Broad Close Farm, Cone Lane, received local planning authority confirmation that prior approval was not needed to erect an extension to an existing barn.

Detailed Consent (Ref 2006/2128)

- 2.12 Conditional consent was obtained on the 25th Feb 2007 to erect a farm shop with vehicular parking area. The approved development represented a diversification away from traditional farming practices that served to further enhance the viability of Broad Close Farm. The planning consent was granted on condition that the farm shop sold only meat produced at Broad Close Farm, and complementary goods from suppliers located within a 10 mile radius. The photographs show the farm shop below left and a stall with locally produced vegetables below right.



SECTION 3



BROAD CLOSE FARM OPERATIONS

Broad Close Farm and Farm Shop - Agricultural and Farm Classification in the United Kingdom - Sheep & Lambing - Tamworth Breeding Sows - Dexter Cattle - Free Range Hens - Other Operations

SECTION 3: BROAD CLOSE FARM OPERATIONS

Broad Close Farm and Farm Shop

- 3.1 Broad Close Farm is the product of a successfully implemented strategic business plan. To show this, we have differentiated the farm's evolution over the last 30 years to show continual growth and progress.

1979

- 3.2 The applicant first started farming at Broad Close Farm almost thirty years ago, in 1979. At that time he farmed 30 acres and quickly built up a successful arable and pig enterprise.

1982

- 3.3 Three years later, in 1982, he built the present dwelling house for his family and himself.

1988

- 3.4 After a period of sustained growth, and within ten years of establishing the enterprise, the applicant had expanded the farm by 30% when he acquired an additional 9 acres in 1988.

1997

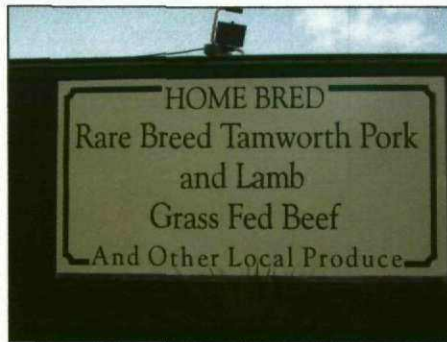
- 3.5 This growth was eclipsed over the coming decade, when in 1997 the farm was expanded by a further 95% with the acquisition of another 37 acres, taking the agricultural holding to 76 acres.

2007

- 3.6 The farm shop opened in 2007.

2008

- 3.7 Today the farm is a specialist provider of naturally reared rare breeds; the husbandry of which provides the highest quality beef, pork and lamb. (Please see Appendix 3)

**Agricultural and Farm Classification in the United Kingdom**

- 3.8 Farms are classified into groups according to type and size. Sometimes it is useful to classify the purely agricultural component of the farm, and sometimes it is useful to classify the farm as a whole, which may include other environmental and diversified activities. This means there is a distinction between classifying Farm Businesses and classifying Agricultural Businesses. They are classified to allow farm analysis by sector. At the simplest level they are divided into the following 10 "robust types" for analysis.

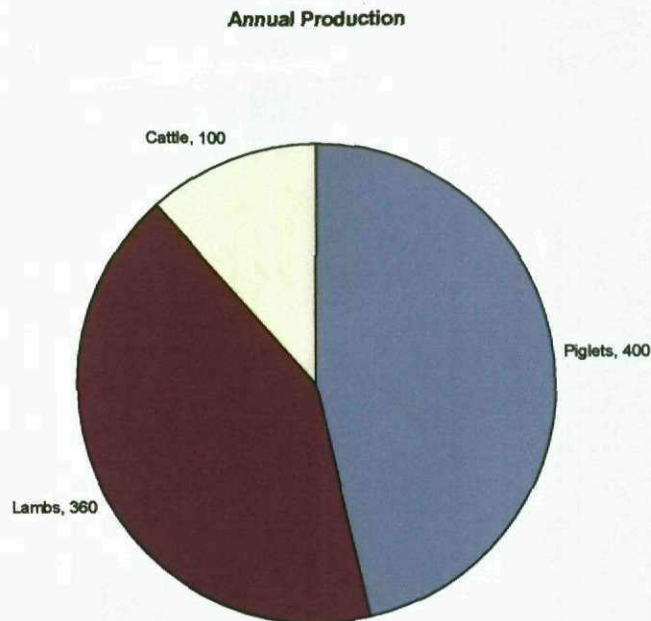
1. Cereals
2. General cropping
3. Horticulture
4. Specialist Pigs
5. Specialist Poultry
6. Dairy
7. Less Favoured Area Grazing Livestock
8. Lowland Grazing Livestock
9. Mixed
10. Other (including Non-classifiable)

3.9 Broad Close Farm and Farm Shop falls into types 4, 5, 8 and 9. It also receives EC funding under the Single Payment Scheme. Only farmers actively farming at the date each Member State introduces the scheme are eligible for a SPS payment.

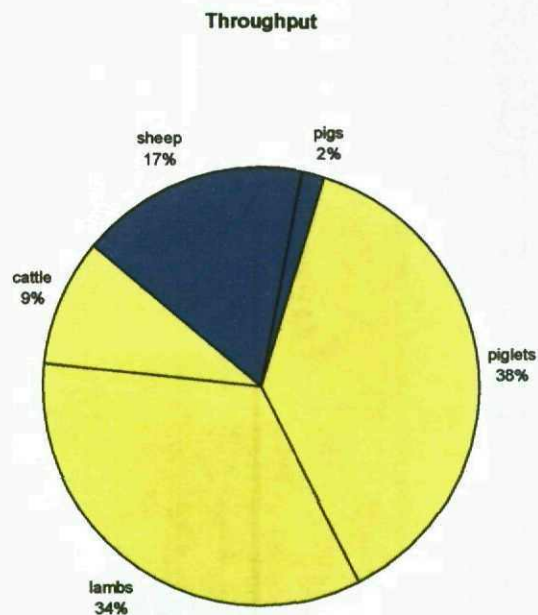
3.10 The current farm business comprises a starting stock of 180 ewes and 16 rare breed Tamworth breeding sows. Some of the sows are shown foraging at Hilltop Wood, below.



- 3.11 The 180 ewes and 16 sows produce nearly 800 lambs and piglets which are retailed to the public through the Broad Close Farm Shop. Over a year the business also buys in around 100 head of rare breed Dexter cattle to retail around eight carcasses each month. This turnover is shown diagrammatically below:



- 3.12 The turnover of 900 reared livestock equates to over 400% of the farm's starting stock. To achieve this annual throughput requires skilled animal husbandry on a daily basis by the Charlesworth family. This throughput is shown below. The blue segment (19%) is the 180 ewes and 16 Tamworth sows that comprise the starting stock. The larger yellow segment (71%) is the reared livestock that is brought on, slaughtered and butchered for sale over the counter. (Please see below)



Sheep & Lambing

- 3.13 Breeding from the 180 ewes is phased twice yearly deliberately to allow optimum stock management of butchered meat through the farm shop. Lambing occurs firstly in the eight week period January to February, and secondly in the eight week period May to June. During these four months, 24 hour cover is needed to maximise live births and maintain flock viability. This intensive four month period produces around 360 lambs per year, or a 100% return on the starting stock.

Phase 1

September	45 impregnated ewes
October	45 impregnated ewes
January	90 lambs born
February	90 lambs born

Phase 2

January	45 impregnated ewes
February	45 impregnated ewes
May	90 lambs born
June	90 lambs born

- 3.16 With a five month gestation period (140-150 days), the farm achieves a mean average production of 11.25 impregnated ewes and 22.5 births every week of an eight week cycle. The following photograph shows twelve month old lambs in quarantine prior to being dispatched for slaughter.



Tamworth Breeding Sows

- 3.17 Pig rearing is much more productive than sheep rearing because the Tamworth sows have a shorter gestation period and larger litter size. The gestation period is 3.7 months (112 – 115 days), and over a year the sixteen sows between them will produce around 400 piglets. This equates to a typical litter of around 12 piglets per sow twice yearly. The following photograph shows piglets at the farm during April.



- 3.18 To maintain continuity of supply throughout the trading year, the sows each produce twice yearly in four phases to give 32 litters over a twelve month period. The production cycle for 2008 is shown below.

First Phase (Jan Feb Mar)

Group A: 8 pregnant sows + 100 piglets (from Phase 4, 2007)

Second Phase (Apr May June)

Group B: 8 pregnant sows + 100 piglets (from Phase 1, 2008)

Third Phase (Jul Aug Sep)

Group A: 8 pregnant sows + 100 piglets (from Phase 2, 2008)

Fourth Phase (Oct Nov Dec)

Group B: 8 pregnant sows + 100 piglets (from Phase 3, 2008)

- 3.19 On average there are 3 sows farrowing per month in each of the four three-month phases. Each sow requires regular checks throughout the day and night in case of complications. Regular checks on each sow starts 4 days prior to the due date as there can be quite a range in pregnancy days.

Dexter Cattle

- 3.20 Broad Close Farm currently does not breed Dexter Cattle. Although they only buy them in to fatten, slaughter and butcher, they still require regular daily checks, as with all the farm's other livestock.
- 3.21 In the current production year, the farm will bring on and slaughter 100 cattle, which equates to around 30 head of cattle on the holding at any one time.



Free Range Hens

- 3.22 The farm is shortly to increase its free range hen unit to around 300 birds to supply the shop with free range eggs.



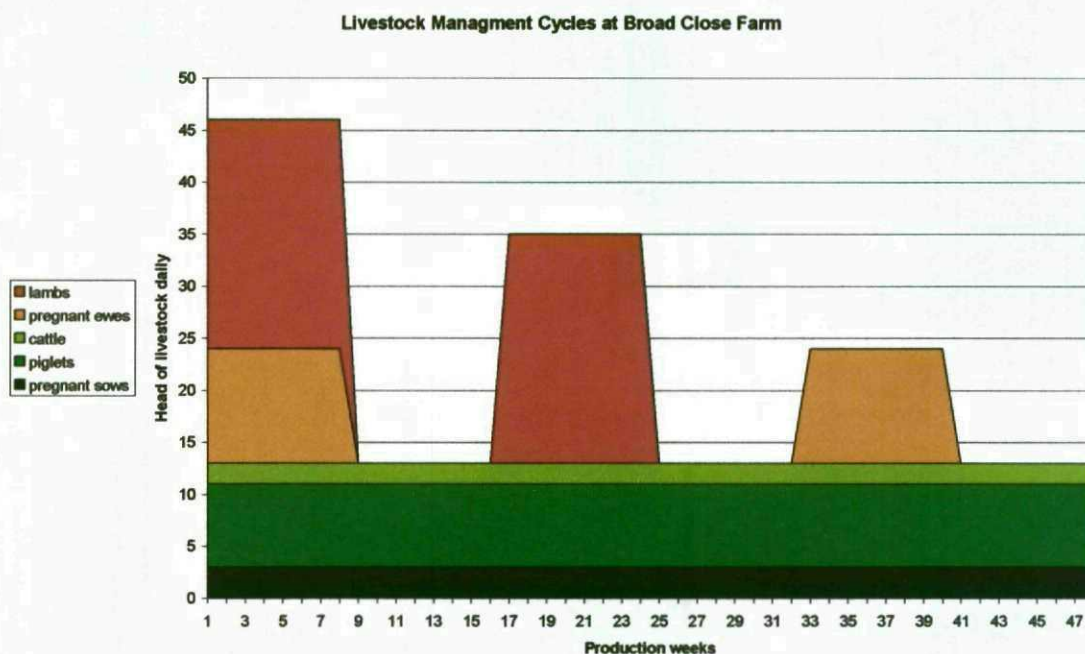
Other Operations

- 3.23 The farm sells other locally grown produce to complement its specialist meat counter.



- 3.24 Other daily operations such as maintenance of the buildings, field systems, hedgerows, along with seasonal tasks such as hay-making and silaging, result in long working hours; a 14 hour working day is the norm.

3.25 The following graph shows the daily demands on the farm over the year arising from the combined livestock management cycles. It excludes "other operations" but does show the relentless management pressures arising from the throughput of impregnated starting stock allied to the husbandry of "follow on", reared stock. At peak demand 45 newly born or pregnant animals per day are required to be sensitively handled.



3.26 More importantly, the graph shows where in the production cycle managed growth can be implemented. Obviously, managed growth can only be sales driven. The opportune time in the year for managed growth in turnover is weeks 9-17, 25-31 and 41-48.

3.27 Options for growth include:

Increased Herd Size: Tamworth Sows

- 3.28 At the time of writing, the farm anticipates that the Tamworth sow herd could become larger as the shop sales increase. This would make commercial sense given the wide ranging wooded areas coupled with the shorter gestation periods and larger litter size.

Increased Flock Size: Ewes

- 3.30 Another option could be the introduction of a third lambing cycle. This option would require a 30% increase in the sheep flock to around 240 ewes.

Increased Herd Size: Dexter Cattle

- 3.31 They could also consider buying in more Dexter Cattle or breeding their own.

A fourth animal.

- 3.32 They may even introduce a fourth animal, possibly another specialist breed like the Salers Cattle. They may also investigate the scope for more esoteric tastes, such as duck or deer for example.

SECTION 4



THE PROPOSED DEVELOPMENT

List of Drawings - Locational Context - Massing - Materials - Scale - Design -
Agricultural Occupancy Condition

SECTION 4: THE PROPOSED DEVELOPMENT**List of Drawings**

- 4.1 The Planning application and this supporting statement is accompanied by a series of architectural drawings, maps and plans. These are provided under separate cover by designSpace Architects of Church Fenton. (Please see Contact Details on the back page). For ease of reference, this section refers to the following drawings:

Drawing No	Title	Scale
1003/TP/001	Location Plan	1:2500
1001/TP/002	Site Plan & Site Section, Proposed	1:200
1001/TP/003	Ground Floor Plan, Proposed	1:50
1001/TP/004	Elevations, Proposed	1:50
1001/TP/005	Elevations, Proposed	1:50

Locational Context

- 4.2 The proposed dwelling is positioned adjacent to the existing farmhouse and on the periphery of the clustered farm outbuildings. It is set slightly further back than the existing house solely to allow unimpeded access by farm vehicles to the farm storage area which is situated at the rear of the farm yard.

Massing

- 4.3 The proposed dwelling is proposed to be sited sufficiently far enough away from the existing farmhouse to avoid the visual effects of aggregated massing.

Materials

- 4.4 Broad Close Farm stands in the countryside to the west of the M1 motorway, in land that is designated as Borough Landscape Value. In such areas the traditional farmhouses have been constructed in coursed natural stone. Natural stone is a generic term for any quarried and cut stone that is used for construction purposes. The actual types of stone include granite and various kinds of limestone which all have slightly different aesthetic differences.
- 4.5 With this in mind, the applicant has commissioned an architect designed dwelling that draws its inspiration from the existing farm outbuildings, within which the proposal is to be sited to minimise visual intrusion. The architect has strengthened this inter-relationship by deliberately selecting building materials specifically to harmonise with the surroundings.

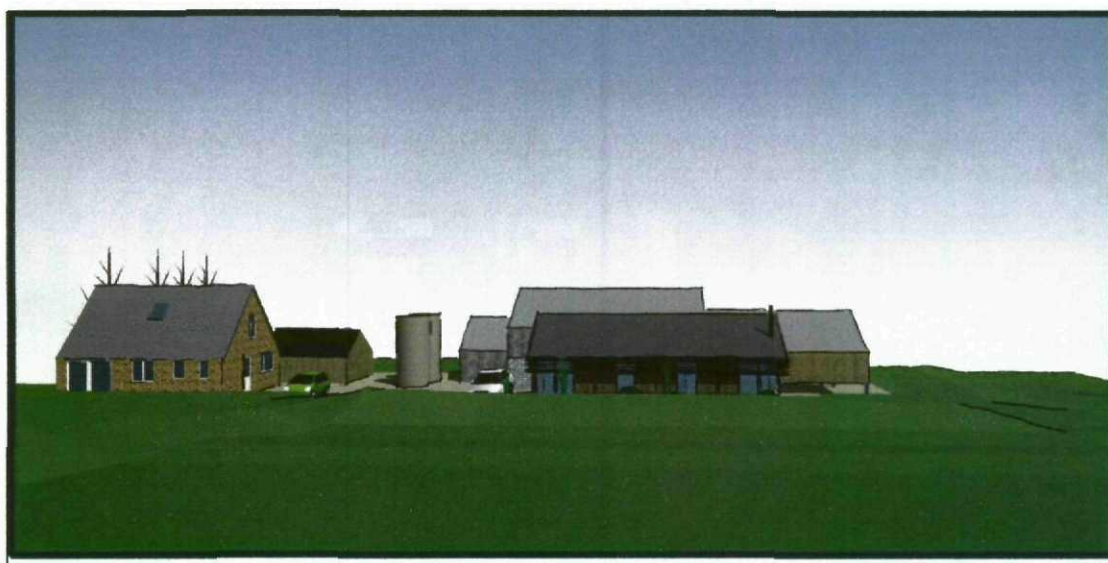
Scale

- 4.6 The scale of the proposed single storey dwelling will reflect its surroundings. At around 100 sqm it will be subservient to other structures in the hierarchy of farm buildings, the areas of which are:

Large barn	400 sqm
Small barn	163 sqm
Proposed single storey house	100 sqm
New barn	102 sqm
Farm shop, cutting room and fridge	84 sqm
Existing two storey farmhouse	77 sqm

Design

- 4.7 The scheme is a modern interpretation of an agricultural barn. The proposed dwelling is single storey with a low pitched roof, set low into the site. Please see the proposed southern profile below, and below that a photograph of the location and its relationship with its neighbouring structures (from a slightly different angle)



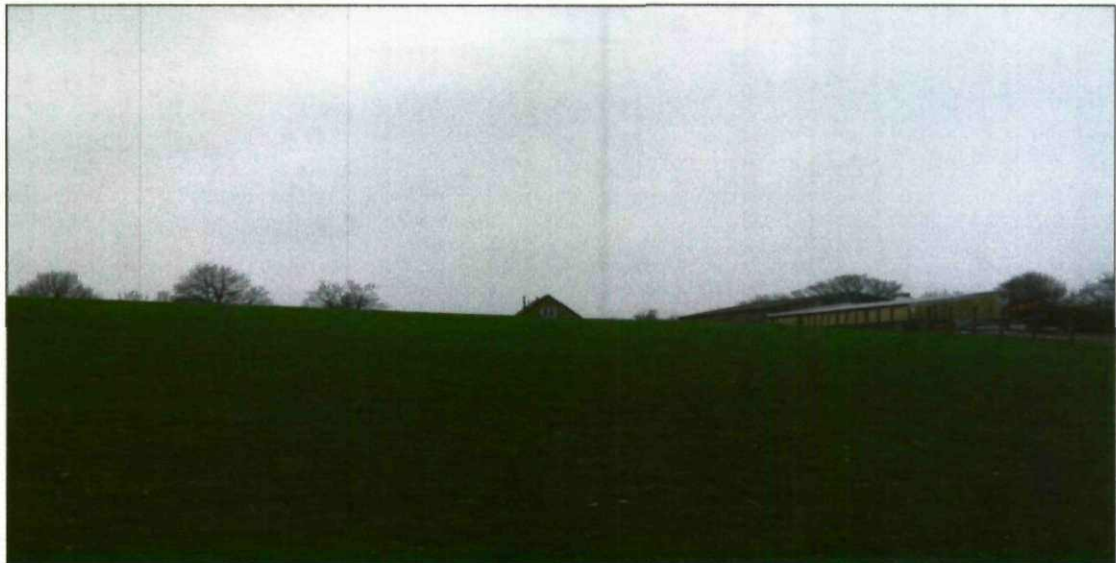
- 4.8 It has two bedrooms and a study room, which is not unreasonable given that many farm workers have young, growing families. As such, it accords with PPS7 Annex A which expressly states that it is the requirements of a rural enterprise that are relevant in determining the size of dwelling that is appropriate.



- 4.9 Its north elevation is stone and glazed and its southern elevation is Cedar panelled. A contemporary interpretation of the 18th Century 'ha-ha' is located to the south to further screen the building.



- 4.10 The land falls away eastwards to such an extent that the proposed dwelling will barely be visible from much of the farm holding. This is apparent on the following photograph. The gable of the existing farmhouse peeps over the horizon, as does the eastern-most part of the new outbuilding. The grey-half timbered building that will form the backdrop to the proposed house cannot be seen.



Agricultural Occupancy Condition

- 4.11 The proposed development is by its very nature a dwelling with restricted occupancy rights; it is axiomatic that to be eligible, residents have to accord with defined criteria relating to past or current agricultural activity. It will suffice for this to be administered by standard planning condition.
- 4.12 However, the applicant also is willing to enter into a unilateral undertaking under section 106 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) as a means of conveying the genuine agricultural reasons that underpin the application.

SECTION 5



PLANNING POLICY FRAMEWORK

The Development Plan: RPG 5: Strategic Guidance for South Yorkshire (1989) - RPG 12: Regional Planning Guidance for Yorkshire and the Humber to 2016 (2001): (Rural, Coastal and Coalfield Areas, Changes in Urban Form and Patterns of Settlement, Rural Issues) - *Our Countryside: The Future* (November 2000) - Regional Spatial Strategy for Yorkshire and Humber to 2016 (December 2004): (Policy E2: Rural Employment Opportunities) Barnsley Unitary Development Plan (December 2000) - Conserve the countryside which separates the settlements - UDP Strategic Policy Framework (Goal A, Goal B, Goal C) - UDP Part I Policies: (Policy ED13: Rural Diversification, Policy GS 7: Development within the Green Belt, Policy GS8, Policy GS9: Visual Amenity, Policy GS13 Areas of Borough Landscape Value) - SPG 14: Agriculture and Forestry Workers dwellings.

SECTION 5: PLANNING POLICY FRAMEWORK

- 5.1 The following paragraphs describe planning policies, commencing firstly with regional guidance before focusing particularly on local land use policies and supplementary planning guidance. We then describe those material considerations that would have a bearing on the determination of the proposed development.

THE DEVELOPMENT PLAN

- 5.2 For this planning appraisal the Development Plan comprises Regional Spatial Strategy for Yorkshire and Humber to 2016 based on the Selective Review of Regional Planning Guidance 12 (December 2004); the Barnsley Metropolitan Borough Council Unitary Development Plan (December 2000); and Supplementary Planning Guidance 14: Agriculture and Forestry Workers dwellings. Prior to setting out the current Regional Guidance, for a spatial historical context we will first describe Strategic Guidance for South Yorkshire (RPG 5) and Regional Planning Guidance for Yorkshire and the Humber to 2016 (RPG 12)

RPG 5: Strategic Guidance for South Yorkshire (1989)

- 5.3 The principal strategic objective of RPG 5 is to seek to counteract the economic decline brought about by structural changes to the county's manufacturing and primary industries. To this end it posits a process of regeneration concentrating on the major urban areas and where industry, commerce, utilities and housing are concentrated.
- 5.4 With regard to the South Yorkshire Green Belt, RPG5 requires local authorities to monitor "*the success of the Green Belt in restricting the outward growth of the built up areas and redirecting development to inner city areas.*" (Paragraph 31 (c)) provided the framework for the preparation of unitary development.

RPG 12: Regional Planning Guidance for Yorkshire and the Humber to 2016 (2001)

- 5.5 RPG 12 is of greater relevance than RPG 5 to the proposed development. Although it acknowledges that the region is made more diverse because it is comprised of three distinct geographical regions: South Yorkshire, West Yorkshire and Kingston-upon-Hull, more specific commentary is offered at paragraphs 2.33 to 2.35: Rural, Coastal and Coalfield Areas, Paragraphs 2.45-2.48: Rural Issues. At paragraphs 2.42-2.44: Changes in Urban Form and Patterns of Settlement, we see why the promotion of sustainable development is difficult to attain across parts of the RPG 12 domain.

Rural, Coastal and Coalfield Areas

- 5.6 The following quote is distilled to highlight its focus on rural areas:

"Rural areas within commuting distance of the conurbations are heavily influenced by the effects of the widening zone of influence of the larger settlements on their local housing markets. As well as the effects on house prices and meeting social housing need, this affects the social structure and the range of local services available, particularly to those without use of a car. Both here and further away from urban influence, the shrinking number and range of jobs provided by (inter alia) agriculture and the increasing tendency for business and personal services to be provided from fewer, larger and more distant centres is increasing the problems of isolation and rural deprivation."
(Paragraph 2.33, abridged)

- 5.7 This point is emphasised to even greater effect at paragraph 2.34:

"The traditional sources of rural employment in (inter alia) agriculture has been in long term decline. There are serious problems of rural poverty disguised by the increasing proportion of relatively well off commuters." (Paragraph 2.34, abridged)

Changes in Urban Form and Patterns of Settlement

- 5.8 The enforced structural economic changes brought about by the coal mines closure programme coupled with the loss of steel manufacture to foreign competition, have had far reaching consequences that have rendered it difficult for the local planning authorities to promote sustainable development:

"Powerful forces have driven decentralization of employment services from the main urban areas: commerce and industry is no longer tied to mass labour supply and markets. New industrial investment goes to sites most attractive to investors; for a range of reasons they are often not close to centres of population or accessible to the most deprived communities." (Paragraph 2.42, abridged)

- 5.9 These powerful forces, with its concomitant dispersion of activity, undermine sustainability and degrade the quality of life in rural and urban areas.

Rural Issues

- 5.10 RPG 12 voices serious concerns for the rural hinterland and their economies.

"Rural community life is under specific and serious pressures from deep-seated problems of economic decline, limited employment opportunities as the result of changes in the structure of agriculture and the decline of public transport. Some areas are simultaneously under great pressure for commuter housing, which has, and will continue to exacerbate the problem by raising the prices of both existing and new accommodation beyond the reach of local people."
(Paragraph 2.45, abridged)

- 5.11 RPG 12 also makes reference to the rural White Paper "Our Countryside: The Future."

Our Countryside: The Future (November 2000)

The white paper promotes a vision for rural areas that seeks, inter alia:

- a living countryside, with thriving rural communities and access to high quality public services;
- a working countryside, with a prosperous and diverse economy, giving high and stable levels of employment; and
- a diverse rural economy which respects the environment.

Regional Spatial Strategy for Yorkshire and Humber to 2016 based on the Selective Review of Regional Planning Guidance 12 (December 2004).

- 5.12 This document sets out the current Regional Spatial Strategy for Yorkshire and the Humber following the selective review of RPG12. It has statutory status under the Planning and Compulsory Purchase Act 2004 and therefore forms part of the statutory development plan for the purposes of determining planning applications.
- 5.13 It specifically reviews rural regeneration, coastal communities, culture and tourism, climate change, renewable energy, flood risk, waste management and transport.

Policy E2: Rural Employment Opportunities

- 5.14 Policy E2 states that:

Employment opportunities and developments should be encouraged in rural areas in accordance with sustainable development criteria, to support a healthy and diverse rural economy and maintain the vitality of rural communities whilst protecting and enhancing the quality of the countryside. The overall aim should be to ensure rural regeneration, to maintain and improve the quality of the environment and to help combat social exclusion. In particular, development plans and other strategies should seek to:-

- a) Retain and broaden employment, particularly in sectors important to rural areas and which utilise rural resources in a sustainable manner.
- b) Capitalise on existing skills within the rural workforce as well as facilitating the development of new skills to help to support a broader and sustainable economic and demographic base.

- c) Encourage improved access to work in rural areas through such means as training, business advice, childcare and local public transport.
- d) Encourage investment in ICT services, including community-based schemes, to help to address communication difficulties in remote areas.
- e) Promote development in and around towns and villages that have, or where there is the potential for, relatively good public transport links and where a reasonable balance between jobs, services and housing can be achieved.
- f) Reduce the need to travel to work by private car where possible whilst recognising the difference in car reliance between those areas which are not well-served by public transport.
- g) Consider the provision of high quality, flexible workspace as entry/low-cost premises including the re-use of existing buildings, to assist Small-Medium Enterprises.
- h) Encourage forms of diversification on farms, or in rural areas, which help to create a viable rural economy and strengthen the development of local food chains that support sustainable development objectives and are in accordance with Policy P1.

In this regard, development plans should:

- set out criteria-based policies that make it clear how local circumstances will be taken into account in assessing farm, and other, diversification schemes and how (if at all) farm diversification activities should relate to a working farm;

- set out how the use of whole farm plans and appraisals might be expected to be used to support farm diversification schemes;
- give full consideration to potential employment and economic uses of existing buildings, including suitable farm buildings, in rural area;
- enable tourism to develop in an integrated and sustainable way in accordance with Policy E6; and
- ensure that the impacts of development on the wider countryside are properly assessed in accordance with Policies N1 to N5, where appropriate in liaison with adjoining planning authorities.

End of regional guidance

**Barnsley Borough Council Unitary Development Plan
(UDP) (December 2000)**

- 5.15 A range of key factors are set out which have influenced the UDP Strategy; they include:

ii) Conserve the countryside which separates the settlements.

- 5.16 *The Borough's communities have to a large extent retained their individuality as a result of the long standing Green Belt areas which have prevented the uncontrolled outward expansion of the main urban area of Barnsley as well as preventing the coalescence of smaller settlements. The Green Belt has also protected the open character of the extensive rural areas of the Borough which include extremely attractive and scenic countryside, especially to the west of the M1. These areas are valuable not only from leisure and amenity points of view but also in creating a good image for tourists and potential investors. (Paragraph 2.24, UDP Part 1 Strategy)*

UDP Strategic Policy Framework

- 5.17 The UDP's Strategic Policy Framework has three specific objectives: Goal A, Goal B and Goal C.

Goal A

- 5.18 Goal A seeks to bring about economic restructuring and encourage greater industrial and commercial activity in the borough so as to increase the scale and range of job opportunities. It contains thirteen policy aims, including:

- A2: To encourage the growth of existing firms.
- A7: To encourage growth and diversification of the rural economy including the provision of appropriate tourism, leisure and recreation related activities.
- A12: To provide a choice of housing opportunities for employers, considering location or expansion in Barnsley, and for their workers.

Goal B

- 5.19 Goal B seeks to conserve and improve the physical environment for its own sake and increase the attractiveness of Barnsley as a place to live, work, invest and visit. Its twelve aims include:

- B1: To protect the open character of land from inappropriate development in support of sustainable development principles, through the application of Green Belt policies, maintaining and strengthening links between the urban and rural areas.
- B2: To protect and enhance the countryside, valuable landscapes, higher quality agricultural land, and the natural and built environments, particularly nature conservation sites, conservation areas, listed buildings and archaeological sites.
- B6: To seek to ensure that development makes a positive contribution to the quality of the environment.

Goal C

5.20 Goal C seeks to revitalize communities and lessen disadvantage. It also contains twelve policy aims, which include:

- C2 To ensure that the requirements of groups of people with special needs, such as the elderly, those with disabilities and those on low incomes are fully taken into account in land use development and transportation policies.
- C4 To safeguard the identity of communities through the application of Green Belt policies which check the unrestricted sprawl of urban areas and prevent the coalescence of settlements.
- C6 To meet the housing needs and demands of Barnsley people and accommodate limited inward migration to help maintain a stable level of population, by providing :
 - a) an adequate overall supply of housing land;
 - b) a variety of housing sites in terms of size, type and location; and
 - c) housing to meet specific needs such as sheltered and rented accommodation and affordable housing.

UDP Part I Policies

5.21 The Part I policies form the broad framework for the area. They provide the basis for guiding and encouraging, as well as controlling development. Part One Policies of relevance to the proposed development are listed below before being described in greater detail.

- Rural Diversification
- Development within the Green Belt
- Visual Amenity
- Areas of Borough Landscape Value

Policy ED13: Rural Diversification

- 5.22 Development which leads to diversification of the rural economy will be permitted subject to Green Belt policies and consideration of the impact on residential and visual amenity, highway safety, agricultural land and nature conservation interests.

Policy GS 7: Development within the Green Belt

- 5.23 Without prejudice and subject to the application of policies GS8 (A, B, C, D & E) and GS9, development will not be permitted unless it maintains the openness of, and does not conflict with the purposes of including land in the Green Belt.

Policy GS8

- 5.24 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:

GS8 (A) Agriculture or forestry

GS8 (B) Essential facilities for outdoor sport, or outdoor recreation, for cemeteries, or for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it.

GS8 (C) The replacement of existing dwellings in compliance with Policy GS8 (E).

Policy GS9: Visual Amenity

- 5.25 Development within the Green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to visual amenity of the Green Belt.

Policy GS13 Areas of Borough Landscape Value

5.26 In areas designated as being of borough landscape value on the proposals map, conservation and enhancement of the landscape will be extremely important considerations, subject to Policy GS8, development will be allowed if

- there is no loss of valuable landscape features
- the nature, form and design of the development is sympathetic to the area; and
- the overall character and appearance of the area is conserved and wherever possible enhanced.

End of UDP policies

Supplementary Planning Guidance (SPG)

- 5.27 The Council has prepared a number of guidance notes which explain how the policies in the Unitary Development Plan will be implemented. They serve a dual purpose, as they are intended to help applicants to prepare a planning submission whilst at the same time assisting the Council in making decisions.
- 5.28 They can also be taken into account as material consideration in deciding planning applications which can be given substantial weight. Of the thirty-one different Barnsley Borough SPG available, SPG 314 is directly relevant to the proposed second agricultural dwelling at Broad Close Farm.

SPG 14: Agriculture and Forestry Workers dwellings

- 5.29 SPG14 supplements Policy GS8 in the Unitary Development Plan. It states that proposals for agricultural and forestry workers dwellings will be determined in accordance with the following principles:
- agricultural and forestry workers dwellings within rural and Green belt areas will only be permitted where essential need, to sustain a demonstrably viable agricultural or forestry enterprise can be shown;
 - permission will not normally be granted for a new agricultural workers dwelling in cases where a farm dwellings has recently been, or is to be, separated the agricultural land;
 - where new dwellings are accepted solely on the basis of an agricultural or forestry need, the size of the dwelling should be in proportion with the established functional requirement; and
 - where new agricultural workers dwellings are permitted in the countryside they shall normally be sited directly adjacent to existing or proposed farm buildings.

SECTION 6



MATERIAL CONSIDERATIONS

The operational needs of the farm unit in terms of animal welfare and productivity (Lambing, Pig Farrowing) - The operational needs of the farm unit, in terms of health and safety in the agricultural workplace - Fatal injuries to workers in agriculture (1992-2007) - Planning Policy Guidance - The Regional Spatial Strategy for Yorkshire and Humber Submission Draft (December 2005) -2006 / 2007 Annual Monitoring Report - National Planning Guidance: (PPS 1 Delivering Sustainable Development, PPS 1 Sustainable Economic Development, Planning Policy Guidance Note 2: Green Belts (New buildings), Circular 11/2005, Planning Policy Statement 3: Housing, Planning Policy Statement 7: Sustainable Development in Rural Areas (Agricultural Development, Farm Diversification, PPS7 Annex A) - Circular 11/95: Occupancy conditions - Planning Policy Statement 9: Biodiversity and Geological (Conservation) - Planning Precedent (National Appeals, Local Planning Decisions)

SECTION 6: MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning & Compulsory Purchase Act 2004 states that *"if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."* Any use that relates to the use and development of land is capable of being a material consideration.
- 6.2 Four broad themes form material considerations in the determination of the proposed second dwelling at Broad Close Farm, these are:
- 1 The operational needs of the farm unit in terms of statutory and regulated animal welfare and farm productivity;
 - 2 The operational needs of the farm unit, in terms of health and safety in the agricultural workplace;
 - 3 Planning Policy guidance; and
 - 4 Planning Precedent

The operational needs of the farm unit in terms of animal welfare and productivity

- 6.3 We have seen in Section 3 the time demands placed on Broad Close Farm. We have ascertained that every day of the year there is new livestock that require skilled husbandry to nurture them to a marketable age. These demands are round-the-clock for the majority of the year, and require the presence of at least two farm workers at any one time.

shouldered, they must gently push the head back in and sort out the hooves so they come out the canal with the head.

One leg and head

- 6.15 If one leg and the head of the lamb are in the birth canal, the farmer will have to have to push the head and exposed leg back in prior to turning the lamb slightly and easing back out the shoulder out. You may.

Legs only

- 6.16 The legs must be pushed back through the birth canal, and then the head and neck must be straightened out.

Tangled twins.

- 6.17 The head and hooves of the twin closest to the cervix should gently be coaxed into a proper presentation and delivered first.

Transverse lamb at the cervix.

- 6.18 A transverse presentation, with the lamb across the cervix, happens most often with small lambs and multiple births, such as triplets or quads. A complex situation, this task has to be addressed by a vet.

Post-natal Care

- 6.19 Post-natal care is extremely complicated and can require a wide degree of expertise, especially where one or more of the following simultaneously occur within the flock

Rejection by the ewe

- 6.20 Some mothers will reject a lamb, often one of twins or triplets. If the mother bashes the lamb as well as not allowing it to nurse, the farmers may have to take it away and bottle feed it.

Grafting Lambs

- 6.21 Grafting a lamb to another mother, because the first mother lacks milk or has too many lambs, is tricky. Some techniques include: bathing the grafter in amniotic fluids from the new mother or inflating a balloon in the adopting ewe's vagina; when it is withdrawn slowly, the ewe thinks she is giving birth again.

Cold, hunched up lambs

- 6.22 A newborn lamb has enough blood sugar reserves to generate the needed body temperature for 2-6 hours. If you find a newborn lamb hunched and cold, the first priority is to warm the lamb. A plywood box and a hair-dryer through a hole in the top is ideal; bales of straw in a square with a sheet of plywood over the top and a hair-dryer through a hole works for groups of lambs.

Hypothermia

- 6.23 Older lambs up to 6 hours old may suffer hypothermia caused by starvation, as the brown fat reserves around the kidneys are depleted and the blood sugar level drops too low to generate adequate body heat. The usual treatment to 'restart' these older lambs is to inject IP (intra peritoneal) dextrose. The lamb should be restrained by its rear to allow an injection at a site 1-inch beside and 1-inch behind the naval. Aim the needle toward the opposite hip. The solution should inject easily and not create a bubble under the skin. The body wall is a little over half the depth of the needle.

Rejection by the new born lamb

- 6.24 The farmers should ensure that the ewe is producing colostrum by milking each teat. If the lamb is too weak to suckle it will require to be fed with a catheter feeding tube at 2 or 3 hour intervals until the lamb

is strong enough to nurse. A really weak lamb may require to be re-hydrated with subcutaneous injections along its back and sides.

- 6.25 Colostrum provides the lamb's antibodies; ruminants do not pass antibodies from the mother to the baby through the placenta.
- 6.26 Other common problems related to lambing, such as prolapse and entropion are also shown at Appendix 4: Common Problems related to Lambing.

Pig Farrowing

- 6.27 The response to physiological problems associated with transverse, breach or head only presentations are the same as those for lambing. With the greater litter size, the farmer and his co-workers have to be extra vigilant, and should be particularly aware of the following signs:

- Gestation exceeding 116 days
- Blood tinged fluid and meconium are discharged without signs of straining
- Straining without delivery of pigs
- The time between the birth of pigs exceeds one hour, and the sow still has a full abdomen
- Foul smelling, brown /grey discharge
- Reddening of the sow's eyes
- Exhaustion after prolonged labor
- Sow distress: rapid breathing, weakness, inability to rise

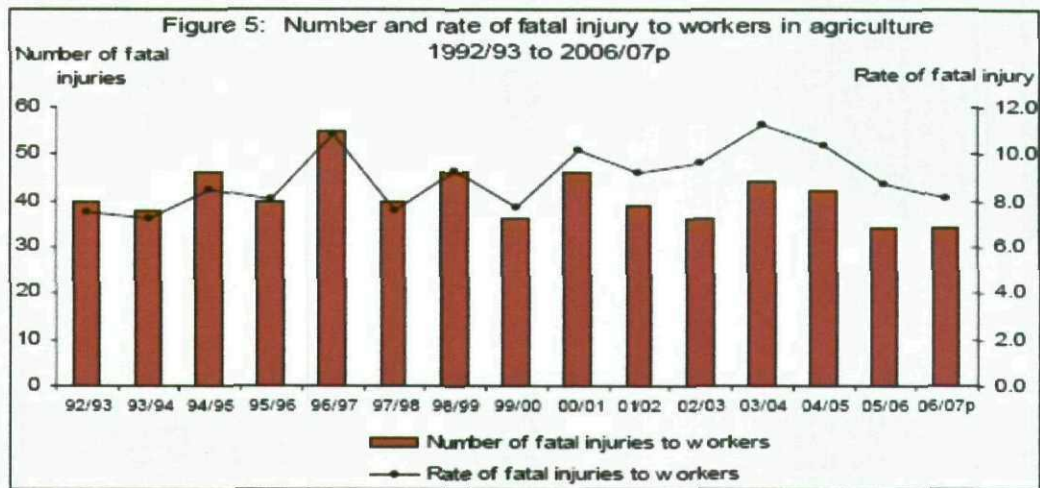
- 6.28 Failure to deliver the piglets can be due to the inertia or rotation of the womb, or dead or mummified pigs inside the womb. Please see Appendix 5: Parturition.

The operational needs of the farm unit, in terms of health and safety in the agricultural workplace

- 6.29 Agricultural holdings, in all their guises, are notoriously dangerous work places. In 1995, the Health and Safety Executive introduced the Reporting of Injuries Diseases and Dangerous Occurrences Regulations (RIDDOR) precisely to monitor the nature of serious and fatal injuries. The HSE take these problems very seriously, and many farms and farmers are prosecuted. Please see Appendix 6: Health & Safety Executive: Agricultural Prosecutions, where we have culled a list of prosecutions over a number of years to illustrate the ongoing problems associated with farming activities; and which are fraught with danger when one is compelled to work alone, especially in the early hours when most sources of potential help are asleep. Such incidents would avoided at Broad Close Farm, as the second agricultural dwelling would mean that nobody would have to work alone at any time.

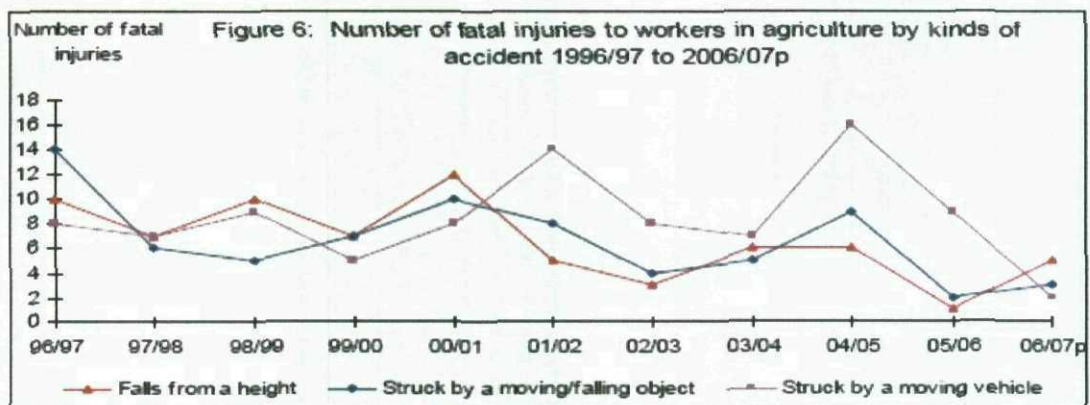
Fatal injuries to workers in agriculture (1992-2007) (source HSE)

- 6.30 The table below shows that over thirty farm workers have been killed every year in the fifteen years since 1992. Of the 34 fatal injuries in 2006/07, 10 resulted from being injured by an animal. The activities that caused these deaths are all carried out at Broad Close Farm.



6.31 The next table shows the nature of the 30+ fatalities suffered every year by farm workers. Three quarters of all fatal injuries in agriculture during the eleven-year period 1996 to 2007 were due to:

- being struck by a moving vehicle (22% of all agriculture fatalities);
- falling from a height (17%);
- being struck by a moving/falling object (17%);
- contact with moving machinery (10%); and being trapped by something collapsing/overturning (8%).



- 6.32 We have no details for the remaining 25%. However, we know that over 30% of deaths for the year 2006/07 was caused by animals. We are therefore of the opinion that animal related deaths for the longer period may be a significant part of that unreported 25%. This assumption is supported by empirical research undertaken by Christine Solomon, who questioned the likely under reporting of non-fatal accidents:

"Our findings confirm the substantial under ascertainment of serious accidental injuries in agriculture through statutory reporting, particularly for the self-employed."

- 6.33 According to Solomon, the incidence of accidents caused by animals for the period 1996–2003 is 3.4/1000 person-years; for handling, lifting or carrying it is 4.9/1000 person-years; and for falls from a height it is 4.6/1000 person-years. (Source: Christine Solomon et al, Appendix 7: Non-fatal occupational injuries in British agriculture)



Tractors at Broad Close Farm.



Tractors are particularly dangerous

Planning Policy Guidance

- 6.34 Material policy considerations include the emerging regional spatial strategy, documents concerning the emerging Local development Framework and national planning guidance.

**The Regional Spatial Strategy for Yorkshire and Humber
Submission Draft (December 2005)**

- 6.35 The Emerging Regional Spatial Strategy for Yorkshire and Humber Submission Draft (December 2005) maintains the vision first set out in the Rural White Paper (2000) and seeks to ensure that there is a *"living, working, protected and vibrant countryside."* More specifically, it seeks to secure support the diversification and strengthening of the rural economy in a sustainable manner under Policy E7: The Rural Economy, which seeks specifically to diversify and strengthen the Region's rural economy by supporting measures to facilitate the development of rural industries, businesses and enterprises in a way that, inter alia, allows for essential development for agriculture or forestry purposes in the countryside.

2006 / 2007 Annual Monitoring Report

- 6.36 Barnsley MBC's third and latest Annual Monitoring Report was published in December 2007. It looks at the progress the Council is making in producing the Local Development Framework (LDF), which will be used to make decisions on proposals for development. The AMR does not address issues associated with the renaissance of the rural economy, being instead rightly focused on the deep rooted problems associated with the decline in the Borough's urban centric employment and manufacturing base. The AMR therefore is not material to the application to develop a second agricultural dwelling at Broad Close Farm.

National Planning Guidance

- 6.37 Central government guidance in the form of Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPS) and Government Circulars set out policies on different aspects of land use planning in England. They may be material to decisions on individual planning applications and appeals.

PPS 1 Delivering Sustainable Development (PPS1)

- 6.38 PPS1 Delivering Sustainable Development sets out the overarching planning policies on the delivery of sustainable development through the planning system. "Sustainable development" is the core principle underpinning contemporary planning. Its premise is to ensure a better quality of life for current and for future generations. Planning's role within this is to facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, live-able and mixed communities with good access to jobs and key services for all members of the community.

PPS 1 Sustainable Economic Development

- 6.39 With regard to the sustained economic growth at Broad Close Farm, the Government seeks to promote a strong, stable, and productive economy that bring jobs and prosperity for all. To this end, planning authorities inter alia should consider the benefits of economic development alongside any adverse local impacts, whilst at the same time recognising that local economies are subject to change. To pre-empt adverse change, planning authorities should actively promote and facilitate good quality development, which is sustainable and consistent with their plans. (PPS 1 Sustainable Economic Development, Para 23)

Planning Policy Guidance Note 2: Green Belts

- 6.40 *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use. They can assist in moving towards more sustainable patterns of urban development."* (PPG 2, Para 1.4).
- 6.41 This regional spatial remit is given more specific clarity at Paragraph 1.5: *Purposes of including land in Green Belts*, where the following five uses are stated:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns;
 - and

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

6.42 Within this spatial context, actual land within a Green Belt should fulfill one or more of the following land-use objectives:

- Provide opportunities for access to the open countryside for the urban population;
- Provide opportunities for outdoor sport and outdoor recreation near urban areas;
- Retain attractive landscapes, and enhance landscapes, near to where people live;
- Improve damaged and derelict land around towns; to secure nature conservation interest; and
- Retain land in agricultural, forestry and related uses.

New buildings

6.43 The only circumstances where new building may be allowed are for the following purposes:

- agriculture and forestry (where permitted development rights have not been withdrawn);
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;
- limited extension, alteration or replacement of existing dwellings;
- limited infilling in existing villages and limited affordable housing for local community needs under certain development plan policies; or
- limited infilling or redevelopment of major existing developed sites identified in adopted local plans.

Circular 11/2005: The Town & Country Planning (Green Belt)**Direction 2005**

- 6.44 The Green Belt Direction clarifies the arrangements and criteria for referring applications for planning permission for inappropriate development in the Green Belt, as identified in PPG2, to the Secretary of State for a decision on whether to call-in the application for his own determination.
- 6.45 It applies to any application for planning permission involving inappropriate development on land allocated as Green Belt which would involve the construction of a building or buildings with a floor space of more than 1,000 m²; or any other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt.
- 6.46 It also applies to applications to extend existing buildings if their scale, nature or location would significantly impact on the openness of the Green Belt. This is regardless of whether or not the existing building, or the proposed extension, exceeded the 1,000 m² floor space threshold.

Planning Policy Statement 3: Housing (PPS3)

- 6.47 PPS3 reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas, informed by the findings of the Affordable Rural Housing Commission. The delivery of housing in rural areas should respect the key principles underpinning this PPS by, inter alia, providing high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages.

Planning Policy Statement 7: Sustainable Development in Rural Areas

- 6.48 PPS7 sets out the Government's planning policies for rural areas, including the largely undeveloped countryside. It also specifically sets out guidance on agricultural development and farm diversification.

Agricultural Development (Paragraph 27)

- 6.49 The Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in Regional Spatial Strategies and Local Development Documents should recognise these roles and support development proposals that will enable farming and farmers to:

become more competitive, sustainable and environmentally friendly;

adapt to new and changing markets;

comply with changing legislation and associated guidance;

diversify into new agricultural opportunities; or

broaden their operations to 'add value' to their primary produce.

Farm Diversification (Paragraphs 30 - 31)

- 6.50 They also recognise that diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises, and to this end they recommend that local planning authorities should:

- set out in their Local Development Documents the criteria to be applied to planning applications for farm diversification projects;
- be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. This applies

equally to farm diversification schemes around the fringes of urban areas; and

- where relevant, give favourable consideration to proposals for diversification in Green Belts where the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Where farm diversification proposals in the Green Belt would result in inappropriate development in terms of PPG2, any wider benefits of the diversification may contribute to the 'very special circumstances' required by PPG2 for a development to be granted planning permission.

6.51 To overcome excessive expansion and encroachment of building development into the countryside, planning authorities should encourage the re-use or replacement of existing buildings where feasible and have regard to the amenity of any nearby residents or other rural businesses that may be adversely affected by new types of on-farm development.

6.52 Annex A to PPS 7 specifically deals with rural dwellings.

PPS7 Annex A

6.53 Annex A is structured to filter out speculative attempts to abuse the concession that the planning system makes for rural dwellings.

6.54 More generally, however, Annex A is concerned with the incidence of proposed new permanent agricultural dwellings that support existing agricultural activities on well-established agricultural units.

6.55 Annex A expressly states that it is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in

determining the size of dwelling that is appropriate to a particular holding.

6.56 Such dwellings will be permitted providing *inter alia* that:

(i) There is a clearly established *existing* functional need, for example, there are essential animal or agricultural processes that may require prompt attention at short notice or a permanent presence is needed to deal with emergencies that could otherwise cause serious loss of crops or products.

(ii) The need relates to a *full-time* worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement; and

(iii) The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.

Circular 11/95: Occupancy conditions

6.57 Circular 11/95 states that where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it is necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission should be made subject to appropriate occupancy conditions.

Planning Policy Statement 9: Biodiversity and Geological Conservation

6.58 PPS9 sets out planning policies on protection of biodiversity and geological conservation through the planning system. In this context biodiversity is the variety of life in all its forms (source: *UK Biodiversity Action Plan*). In moving towards this vision, the Government's objectives for planning include:

- Promotion of sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations.
- Conservation, enhancement and restoration of England's wildlife and geology by sustaining, and where possible improving inter alia, the quality and extent of natural habitat; the natural physical processes on which they depend; and the populations of naturally occurring species which they support.
- Promote rural renewal by enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being; and ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.

Planning Precedent

- 6.59 We have identified two distinct forms of precedent that have a material bearing on the determination of the proposed second agricultural dwelling at Broad Close farm, these are firstly, nationwide appeals for similar developments around the country and, secondly, planning decisions for residential development in rural areas within the Barnsley Borough.

National Appeals

- 6.60 Ten appeals have been identified at the national level, most of which are located in Green Belt locations; all can be drawn upon to support the proposed second agricultural dwelling at Broad Close Farm. These are described in greater detail at Appendix 8.

- 6.61 One example in particular presents a direct precedent in very similar circumstances to those appertaining at Broad Close Farm. Upper LLanrosser Farm, Michaelchurch Escley, Hertfordshire proposed:

- A second agricultural workers dwelling
- Area of Great Landscape Value
- Visually acceptable in context of farm complex and farmhouse.
- Established beef and lamb holding with need for two full time workers.
- Presently appellant and son.
- Functional need justifies an additional dwelling despite familial relationship.
- 3 bed dwelling as accommodation does not preclude workers with families.
- Size acceptable as commensurate with functional requirement

6.62 Despite these similarities, LLanrosser Farm ultimately was dismissed at appeal because of its differences with Broad Close Farm:

- The overall profit was inadequate to meet wage cost of two workers.
- Long term business viability doubt
- 20 percent of farm rented on annual let
- Unclear whether business could support costs of an additional dwelling.

6.63 Broad Close Farm, by contrast, is adequate to meet the wage costs of four workers; its business model will enjoy sustained growth in the long term; no part of the farm is rented of a third party; and the business can support the cost of the proposed second dwelling.

6.64 Of the remaining nine examples, two in particular were for third agricultural dwellings. One was successful and shows Planning Inspectorate support for well run rural enterprise that are enjoying sustained commercial growth (Blackstoun Farm, Paisley); the second failed because, although all functional and financial tests were satisfied, it caused visual harm to its setting in an Area of High Landscape Value and adjacent Area of Outstanding Natural Beauty (Manor House, Barnard Castle).

6.65 It is not unreasonable of local planning authorities to seek to prevent the abuse of the concession that the planning system makes for agricultural dwellings. One way this can happen is the severance of farmhouses from their agricultural planning unit so that a new "second" dwelling is required.

- 6.66 Indeed, this was the case at Croftside Farm, Stirling, where an additional agricultural dwelling was allowed at a farm complex in Green Belt, where the original farmhouse had been severed from the agricultural planning unit and was occupied by extended non-farming family of the appellant. In addition to this, the appellant owned another dwelling that was poorly located to supervise and serve needs of farm. Despite these circumstances, the inspector found sufficient justification for a new farmhouse at *"this functionally and visually logical location."*
- 6.67 Such concerns do not arise at Broad Close Farm, where the proposed second agricultural dwelling would be part of a closely related complex of agricultural buildings, with no prospect of either dwelling being severed from the agricultural planning unit within which they would both be set. This could be augmented under a standard agricultural occupancy condition, as was the case at Westfields Farm, Market Drayton, where an agricultural worker dwelling situated close to a farmhouse in open countryside was allowed and was controlled by occupancy condition, and the inspector opined there was no justification for a planning obligation to prevent severance of existing farmhouse.
- 6.68 The same planning situation was addressed at Lane Head Farm, Belper, where the approved new dwelling was visually acceptable in landscape as seen in the backdrop of the farm group. Once again, the inspector dismissed the local planning authority's attempt to seek a tie on the existing farmhouse, as severance was unlikely close to the group farm buildings with sole farm access. We are of the opinion that the proposed second dwelling at Broad Close Farm would also be *"visually acceptable in landscape as seen in the backdrop of the farm group."*

- 6.69 This point was addressed not only at Lane Head Farm but also at Risingfields Farm, Kineton, where an existing residential caravan at a free range egg production unit in countryside did not cause harm to the landscape as seen in the context of its setting within a farm complex, but a proposed 2 storey dwelling was deemed more intrusive and harmful to the character and appearance of the area. The proposed bungalow at Broad Close Farm is designed deliberately to circumvent the visual harm caused by 2 storey dwellings in the countryside.
- 6.70 Other examples of workers dwellings in the Buckinghamshire, Yorkshire and Metropolitan Green Belts are shown below.
- 6.71 The Buckinghamshire Green Belt case is particularly complex [DCS 100042335] (June 2006). In this example, an agricultural workers dwelling at a pig farm was retained because the planning history outweighed the harm to the Green Belt. Permission was granted in 1995 for a detached dwelling subject to prior approval of reserved matters. Work started in 1996 and was completed in 2002, but without prior approval; they had been submitted without response until 2003. The Inspector decided the development was unlawful, but that the long delay from the planning authority constituted a very special circumstance. The fact that the council was willing to discuss landscaping supported the appellant's assumption of the house being lawful. The appeal was allowed despite the original need for the house having gone as it could still be used for the general needs of farm workers in the area.
- 6.72 The example in the Metropolitan Green Belt [DCS 34794492] (November 2004) was upheld at a second appeal, when a three year temporary permission was granted for a dwelling at a poultry farm on livestock welfare grounds. At the first appeal the

Inspector ruled that there was no functional need for a worker to live on the site. At the second appeal the Inspector ruled that he was not bound by that first decision and that a more up-to-date appraisal showed that the birds needed to be inspected every two hours, and that a failure of the water supply could kill the birds within hours.

- 6.73 The temporary permission described above did not prevail in similar circumstances in the Yorkshire Green Belt [DCS 52262267] (November 2003) primarily because the quail-rearing business in question provided food for falcons and other birds of prey. The appellant wanted temporary accommodation in case the heating or feeding systems failed which could kill the quails and ruin the business.
- 6.74 However, to be defined as agricultural activity, the quails must be bred for direct or indirect contribution to the human food chain, and although there was a possibility of a future mixed use supplying food for humans, the proposed temporary house was dismissed because the Inspector decided the evidence did not show the business had been planned on a sound financial basis. By contrast, of course, the specialist rare breed beef, pork and lamb produced at Broad Close Farm is bred for direct contribution to the human food chain.

Local Planning Decisions

- 6.75 Our client is further encouraged by the degree of precedent within the rural areas of the Barnsley Borough, the principle theme of which is approval for residential development at locations where residential use already exists.
- 6.76 This premise is supported by an appraisal of the Decision Register for the last three years. This shows a relatively high number of farms in the Barnsley Green Belt have been permitted to develop extra residential space by various means: by conversion of farm outbuildings; by providing accommodation ancillary to the primary residence; by providing agricultural workers' dwellings; or by the construction of new dwellings. These are briefly described below, and are shown in greater detail at Appendix 9.
- 6.77 The policy framework that allows the residential conversion of farm outbuildings is different to that for other forms of residential development in a Green Belt; however, returning to our principle theme, they are examples of new forms of residential development where that use already exists.
- 6.78 We would suggest that some of the approvals to convert farm outbuildings to residential use in the Barnsley Borough countryside arguably are in conflict with the aim of Strategic Policy Framework Goal B to "protect the open character of land from inappropriate development in support of sustainable development principles." (B1, abridged)
- 6.79 Despite this, approvals to undertake residential conversions of farm outbuildings has occurred at fourteen farms in the Barnsley Green Belt over the last three years: at Bromley Farm (2006/1642); Carlton House Barns, Wortley (2007/1182); Carr Head Farm, Stocksbridge (2007/0253); Cat Hill Hall Mews, Hoylandswaine (2006/1128); Cold

Bath Farm, Hood Green; The Croft, Hillside, Thurlstone (2006/0267); Daking Brook Farm Cawthorne (2007/1236); Gunthwaite Hall Farm, Penistone (2007/0009); Hill Top Farm, Green Moor (2006/1306); Home Farm, Dunford Bridge (2006/0062 & 2007/0932); Keresforth Hall Farm (2006/0917); Lower Townhead Farm, Dunford Bridge (2006/0133); and Spicer House Farm, Ingbirchworth (2005/2051).

- 6.80 Over the same period consent also has been granted for additional dwellings at Highfield Farm, Worsbrough (2007/0500) and Stead Farm, Hoyland Common (2006/1151); for ancillary residential use at Highwood Farm, Darton (2007/0531) and Staney Royd Farm, Stainborough (2007/1039); and for agricultural workers' dwellings at Beech House Road (2007/1520) and Nether House Lane, Langsett (2006/1757).
- 6.81 More significantly, residential development has been permitted in the Green Belt at locations that appear to be unrelated to agricultural undertakings: at Ayton Wood Cottage, Crane Moor (2006/1930) and Far Blackmoor, Oxspring (2006/1935).
- 6.82 Despite the twenty two approvals shown above, we are aware that the local planning authority diligently appraises all proposals for such developments, and that over the same period residential development was refused on four occasions: at Hawthorne Farm, Brierley (2006/0126) where accommodation for a full carer for a disabled person was refused; at Westfield House Farm, Penistone (2006/0104), which sought to convert a barn to form a dwelling house; at Colliery Farm, Little Houghton (2006/0214) and at Royd Field Farm, Cubley, both of which proposed to erect a detached dwelling.

SECTION 7



ASSESSMENT

National Policy Assessment - PPS 7 Annex A - Health and Safety in the agricultural work place: (Boars and Rams, Farrowing Sows, Cattle) - Animal Welfare - Commercial need - Emerging Regional Guidance - The Development Plan - National Appeals Precedent - Design Assessment

SECTION 7: ASSESSMENT

- 7.1 We first assess the proposed second agricultural dwelling against national and local plan policy and planning precedent, before proceeding to offer a design assessment of the dwelling.
- 7.2 The policy appraisal also draws on health and safety and animal welfare issues from Section 6, above. It also includes a visual impact assessment in terms of UDP Policy GS9 Visual Amenity.

National Policy Assessment

- 7.3 The proposal for a second agricultural dwelling at Broad Close Farm will meet the needs of family members engaged full time in the farming enterprise. It will also provide the residential needs of younger and future members of the family, and on this basis accords fully with the PPS1 core principle to ensure a better quality of life for current and for future generations.
- 7.4 The second house will allow the farm to be run more efficiently, which will contribute to the farm's continued sustainable economic development; it will allow the farm to be run better to protect the quality and character of the surrounding high quality countryside; and it will ensure the farm continues to flourish and so ensure the farm continues to provide a service to the existing Silkstone and Silkstone Common communities. These are all facets promoted by PPS1.
- 7.5 In a similar vein, the proposal can be seen to accord with PPS3's requirement to promote high quality housing in rural areas that contribute to the maintenance of sustainable rural communities.

- 7.6 With regard to PPG 2: Green Belts, the proposal is an appropriate form of development in the Green Belt that does not undermine the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.
- 7.7 In addition to this, the proposed house does not detract from the five purposes of including land in Green Belts: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 7.8 With regard to Circular 11/2205, the proposed dwelling at Broad Close Farm is too insignificant to fall within its remit, which stipulates that proposals with a floor space exceeding 1,000 m², or which would have a significant impact on the openness of a Green Belt, shall be referred to the Secretary of State.
- 7.9 Notwithstanding the proposal's general conformity with key elements of PPS1, PPS3 and PPG 2, it fully accords with all of PPS 7: Sustainable Development in Rural Areas. In particular, its diversification into the production of rare breeds for specialist meats accords with all the aims of Paragraph 27: Agricultural Development. This is evidence of the applicants' willingness to adapt to new and changing markets whilst at the same time making their farm more competitive and their operations more sustainable and environmentally friendly.

- 7.10 It also fully accords with PPS7 Annex A, which is concerned with new permanent agricultural dwellings that support existing agricultural activities on well-established agricultural units.

PPS 7 Annex A

- 7.11 The proposal is for the residential needs of a person (and their family) that are genuinely engaged full time in a successful farm enterprise. The applicant's family has farmed in the Silkstone area for generations, and the ongoing success of the farm's specialist activities will ensure that the farm will survive for future generations. This success requires that another worker, other than the farmer applicant, lives at the farm.

Health and Safety in the agricultural work place

- 7.12 The health and safety needs of the applicant, allied to the round-the-clock farming activities, require that one or more people live at the farm. Working with rams, boars, cattle, sows and their litters can and has proved fatal on many farms. Generally, it is the male of the species that are dangerous. Cattle are dangerous because of their size and weight.
- 7.13 The following scenarios are potentially dangerous situations that can arise at any time of the day or night and should not be addressed by persons working alone.

Boars and Rams

- 7.14 The boar is a heavy and aggressive animal. If one escaped from Hill Top Wood it would have to be recaptured by possibly three farm-workers to avoid the risk of serious injury. Similarly, rams are equally dangerous, and there is well documented evidence that they can cause injury.

Farrowing Sows

- 7.15 A farrowing sow is dangerous because it has a volatile temperament. A large animal that is surprisingly fleet footed, they instinctively defend their young when approached. On more intensively run operations farrowing crates are employed to restrict their movement during this period. Broad Close Farm, however, being a specialist breeder of rare breeds, uses a communal farrowing hut for the three of four sows that farrow at any one time. Although these huts provide a sense of refuge for the mothering sows, they afford no protection for the farmer, who has no easy means of escape should one or more of them turn on him whilst he attempts to treat one, or to retrieve a sick piglet for example.

Cattle

- 7.16 When attending a sick cow in a barn, the cattle may trample or kick the farmer, which in extreme cases could cause serious injury or death. Not only is this a threat to skilled farm workers, with over 30% of agricultural deaths for the year 2006/07 being caused by animals. (See Para 6.32), it is also a threat to lay members of the public. As recently as last month, a woman walking her dog on a public footpath through a farmer's field in Suffolk was trampled to death by a herd of cows.
- 7.17 Cattle that escape during the night can be exceptionally dangerous because they become easily scared, Attempts to return them to their barn should not be undertaken by sole workers. Cattle that are being transported to abattoir are usually loaded before 6am; once again, this is a task that should not be performed by one person working in isolation.

- 7.18 At the time of writing, Broad Close Farm is considering finishing bulls indoors in its cattle pens to maintain continuity of supply. This will exacerbate the livestock management at Broad Close Farm as bulls are much stronger and more dangerous than heifers and steers.

Animal Welfare

- 7.19 As well as the health and safety aspect, there is also a need to consider animal welfare. There is a clearly established existing functional need to attend to essential animal needs and processes at any time of the day or night. The rare breeds of pigs and cattle especially may require prompt attention at short notice; a situation compounded by the relentless demands associated with sheep rearing twice yearly to meet customer demand for lamb.

Commercial need

- 7.20 Broad Close Farm dates from 1982 and undoubtedly is well established. It has enjoyed sustained and proven strategic growth over the ensuing decades and has always been financially sound. Indeed, the capital expenditure required to launch the farm shop business and to finance the proposed second dwelling stems from the business's sound financial management.
- 7.21 Such is the robust nature of the farm enterprise in question, that the proposed dwelling will always be needed by the original business and will always remain part of the planning unit. It would therefore never be sub-divided from the agricultural holding and sold separately from the farmland.

- 7.22 On this basis it would not become part of the general housing stock for local agricultural and forestry workers. In a similar vein, the existing Broad Close Farmhouse is agriculturally tied, so the erection of the new dwelling would not become the occasion for the existing farmhouse being released into the general housing market.
- 7.23 To conclude the section on national guidance, the proposed dwelling to improve farm efficiency and promote operational safety also is supported by PPS9: Biodiversity and Geological Conservation. Having other full time workers permanently on site will allow Broad Close Farm to continue to enhance the biological diversity of the wider agricultural holding. It should be remembered that Broad Close Farm's colony of Tamworth Pigs live "free range" in parts of the farm's wooded areas. In short, the farm's rare breed operations are broadly in line with PPS 9's stated aim to promote sustainable development that seeks to conserve and enhance biological diversity as an integral part of economic development. Further, the farm can be said to promote rural renewal by enhancing biodiversity in green spaces that are valued by people. A public footpath crosses the farmland and allows members of the public to see the livestock in a natural setting, thus imparting a better quality of life whilst adding to their general sense of well-being.

Emerging Regional Guidance

- 7.24 At the Regional level, the draft RSS will continue the general themes associated with rural renaissance. It reiterates that regional rural areas *"are important not only for those living and working there, but also for the economic, environmental and social contribution they make to the well-being of those living in towns and cities."* (Draft RSS Paragraph 14.49)
- 7.25 This quote essentially describes the relationship between Broad Close Farm – which is a successful example of sustainable farming good practice and creator of rural employment - and its customer base; many of whom live in urban or edge of urban areas and enjoy easy access to healthy home-reared meats from a reliable known source, thus adding to their sense of well-being.

The Development Plan

- 7.26 Support for the proposal is garnered across the range of documents within the Statutory Development Plan. Overarching policy support is set out at Policy E2: Rural Employment Opportunities (RSS for Yorkshire and Humber to 2016 [December 2004]). Policy E2 seeks to broaden employment sectors in the rural economy that use resources in a sustainable manner, whilst at the same time encouraging activities in rural areas that help to *"create a viable rural economy and strengthen the development of local food chains that support sustainable development objectives."*
- 7.27 Support for sustained growth at Broad Close Farm shop and its essential second dwelling is offered at the local level, where the UDP strategy seeks to increase the attractiveness of Barnsley as a place to live, work, invest and visit.

7.28 With regard to land use policies, the proposed dwelling complies with Part 2 Policy (Green Space) and Policies ED13 (Rural Diversification), GS7 and GS8 (Development within the Green Belt), because it is an agricultural dwelling required specifically to enable key farm workers to live at their place of work. Further, its design, siting and proposed location comply with UDP Policies GS9: Visual Amenity and GS13 Areas of Borough Landscape Value. In this respect, the proposed second dwelling will ensure that current and future farming activities contribute to the character of the surrounding land, which is of special landscape character and popular for informal recreation.

7.29 We are especially confident that the proposed second dwelling complies with GS9: Visual Amenity in particular, and that, therefore, it can be seen to comply with the other cited locational policies. GS9 states that:

Development within the Green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to visual amenity of the Green Belt.

7.30 We now consider visual amenity. The following viewpoints show that the proposed location of the second dwelling would have no visual impact from places accessible by members of the public or for transient and/or remote receptors.



From the public footpath to the south



From the cemetery to the north



From Silkstone Lodge



From the railway line to the south



From Silverwood Scout Camp



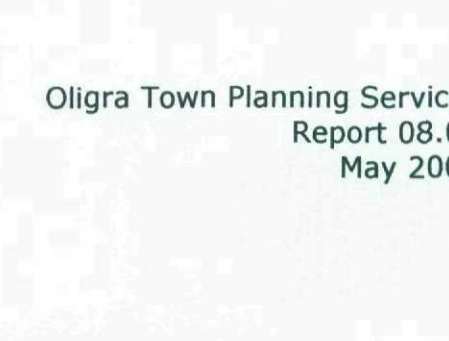
From the play area, Manor Park



From the football pavilion



From Woolley Manor





Martin Croft, Silkstone



Towngate, Silkstone.

- 7.31 Turning finally to Supplementary Planning Guidance; SPG 14 interestingly makes allowance for agricultural or forestry dwellings where there is no established business. This fact aside, the proposed second dwelling at Broad Close Farm is of a size commensurate to the business needs and sited directly adjacent to existing farm buildings and therefore satisfies the criteria set out at SPG 14. This facet is addressed more appropriately at the "Design Assessment" below.

National Appeals Precedent

7.32 Notwithstanding the appeals precedent described earlier, it is valuable to reiterate the direct parallels between the proposed dwelling at Broad Close Farm and the appeal at Upper LLanrosser Farm, Michaelchurch Escley. Both farms proposed a second agricultural workers dwelling within a farm complex in areas of landscape value. They both also:

- were both father and son established beef and lamb holdings;
- needed full time workers;
- had an evident functional need that justified an additional dwelling despite familial relationship; and
- proposed 3 bed dwellings of a size commensurate with functional requirement to allow for workers with families.

7.33 Despite these similarities, LLanrosser Farm was dismissed at appeal because the overall profit was inadequate to meet wage cost of two workers; long term business viability doubt; 20 percent of the farm holding was rented on an annual let; and it was unclear whether the business could support the costs of an additional dwelling.

7.34 The turnover at Broad Close Farm, by contrast, is adequate to meet the wage costs of four workers; it has a proven business model that will enjoy sustained growth in the long term; no part of the farm is rented from a third party; and the business can support the cost of the proposed second dwelling.

Design Assessment

- 7.35 The proposed house is not conspicuous in the Green Belt and therefore the visual amenity of the Green Belt is not harmed.
- 7.36 Broad Close Farm stands in the countryside to the west of the M1 motorway, in land that is designated as Borough Landscape Value. In such areas the traditional farmhouses have been constructed in coursed natural stone. Natural stone is a generic term for any quarried and cut stone that is used for construction purposes. The actual types of stone include granite and various kinds of limestone which all have slightly different aesthetic differences.
- 7.37 With this in mind, the applicant has commissioned an architect designed dwelling that draws its inspiration from the existing farm outbuildings, within which the proposal is to be sited to minimise visual intrusion. The architect has strengthened this inter-relationship by deliberately selecting building materials specifically to harmonise with the surroundings. The scheme is a modern interpretation of an agricultural barn. It is single storey with a low pitched roof, set low into the site.
- 7.38 The proposed single storey dwelling has two bedrooms and a study, which is not unreasonable given that many farm workers have young, growing families. As such, it accords with PPS7 Annex A which expressly states that it is the requirements of a rural enterprise that are relevant in determining the size of dwelling that is appropriate.
- 7.39 Its north elevation is stone and glazed and its southern elevation is Cedar panelled. A contemporary interpretation of the 18th Century 'ha-ha' is located to the south to further screen the building.

- 7.40 The proposed Cedar panelling to the south elevation is a particularly clever design technique. When viewed remotely from the south, the proposed building would visually blend into the timber outbuildings that form its backdrop.
- 7.41 The following architect's illustration shows the proposed dwelling positioned south of the grey coloured half-timbered building shown in the photograph bottom left.
- 7.43 To the right of this structure – and beyond it – is a newer timbered structure that has inspired the Cedar wood paneling. A close up of this structure is shown bottom right.



SECTION 8



GENERAL CONCLUSIONS

SECTION 8: GENERAL CONCLUSIONS

- 8.1 Broad Close Farm has enjoyed sustained and proven strategic growth over the last thirty years. The capital expenditure required to launch the farm shop business and to finance the proposed second dwelling stems from the business's sound financial management.
- 8.2 The proposed second agricultural dwelling will allow the farm to be operated safer and more efficiently. The proposal is for the residential needs of persons that are genuinely engaged full time in a successful farm enterprise that involves the annual turnover of 900 reared rare breed livestock – or over 400% of the farm's starting stock - and is therefore PPS Annex A compliant.
- 8.3 This turnover is adequate to meet the wage costs of four full time workers; it is a proven business model that will enjoy sustained growth in the long term; no part of the farm is rented from a third party; and the business can support the cost of the proposed second dwelling.
- 8.4 The proposed dwelling will always be needed by the original business and will always remain part of the planning unit. It would therefore never be sub-divided from the agricultural holding and sold separately from the farmland.
- 8.5 It would have restricted occupancy rights that can be administered by standard planning condition.
- 8.6 The proposal enjoys regional support at RSS Policy E2: Rural Employment Opportunities, which seeks to broaden employment sectors in the rural economy that use resources in a sustainable manner, whilst at the same time encouraging activities in rural areas that help to *"create a viable rural economy and strengthen the*

development of local food chains that support sustainable development objectives."

- 8.7 It also complies with UDP Part 2 Policy (Green Space) and Policies ED13 (Rural Diversification), GS7 and GS8 (Development within the Green Belt), because it is an agricultural dwelling required specifically to enable key farm workers to live at their place of work.
- 8.8 The proposal is an appropriate form of development in the Green Belt that does not undermine the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.
- 8.9 Broad Close Farm is located very near to Silkstone Lodge, with its very popular public bar, function rooms, concert room and extensive car parking area. Silkstone Lodge is deemed not to detract from the five purposes of including land in Green Belts: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 8.10 By the same token, the second agricultural dwelling in the proposed location would also not detract from the five purposes.
- 8.11 Further, the second dwelling complies with UDP Policy GS9: Visual Amenity: *Development within the Green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to visual amenity of the Green Belt*
- 8.12 The design of proposed house is a modern interpretation of an agricultural barn, which is single storey with a low pitched roof, set low

into the site. It is architect designed and inspired by the neighbouring, existing farm outbuildings. The architect has strengthened this inter-relationship by deliberately selecting building materials specifically to harmonise with the surroundings.

- 8.13 The agricultural health and safety needs of Broad Close farm workers allied to the round-the-clock farming activities, require that one or more full time workers live at the farm. Working with sows and their litters, boars and cattle, can and has proved fatal on many farms. Over 30% of agricultural deaths for the year 2006/07 were caused by animals.
- 8.14 Pigs are surprisingly fleet footed. The boar is a heavy and aggressive animal that requires to be addressed by at least three farm-workers to avoid the risk of serious injury, whilst a farrowing sow is dangerous because it has a volatile temperament. They instinctively defend their young when approached.
- 8.15 Cattle are also a danger. When attending a sick cow, the herd may trample or kick the farmer, which in extreme cases could cause serious injury or death. Cattle that escape during the night can be exceptionally dangerous because they become easily scared, and attempts to return them to their barn should not be undertaken by sole workers.
- 8.16 As well as the health and safety of the workers, there also is a clearly established existing functional need to attend to the health and welfare of the livestock at any time of the day or night. The rare breeds of pigs and cattle especially may require prompt attention at short notice; a situation compounded by the relentless demands with associated rearing nearly a thousand lambs to meet customer demand.

- 8.17 In conclusion the second house will allow the farm to be run more efficiently, which will contribute to the farm's continued sustainable economic development; it will allow the farm to be run better to protect the quality and character of the surrounding high quality countryside; and it will ensure the farm continues to flourish and so ensure the farm continues to provide a service to the existing Silkstone and Silkstone Common communities.

SECTION 9



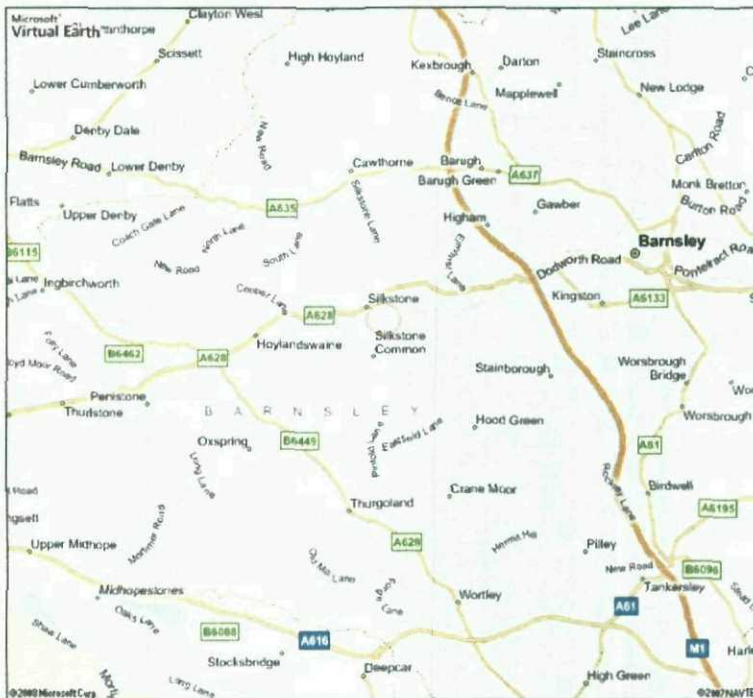
APPENDICES

Location Plan - Site Plan - Broad Close Farm Shop Brochure - Common Problems related to Lambing: (Prolapse, Medications for ewe and lamb, Entropion, Pregnancy Toxemia, Abortion, Toxoplasmosis, Hypocalcemia, Ovine Progressive Pneumonia) - Parturition (Problems: Uterine, Difficult presentations, Rotation of the horns of the womb) - Health & Safety Executive: Agricultural Prosecutions - Non-fatal occupational injuries in British agriculture (20 June 2006) Nationwide Appeals (Blackstoun Farm, Buckinghamshire Green Belt, Lane Head Farm, Upper LLanrosser Farm, Manor House, Metropolitan Green Belt, Croftside Farm, Risingfields Farm, Westfields Farm, Yorkshire Green Belt) - Residential Developments in the Barnsley Green Belt: Second Dwellings (Gunthwaite Hall Farm, Highfield Farm, Lower Townhead Farm, Stead Farm) Ancillary Development: (Highwood Farm, Staney Royd Farm) Agricultural Workers' Dwellings: (Anchor Farm, The Beeches, Nether House Lane) - Conversions in the Green Belt: (Bromley Farm, Carlton House Barns, Carr Head Farm, Cat Hill Hall Mews, Cold Bath Farm, Daking Brook Farm, Hill Top Farm, Home Farm, Keresforth Hall Farm, Spicer House Farm)

SECTION 9: APPENDICES

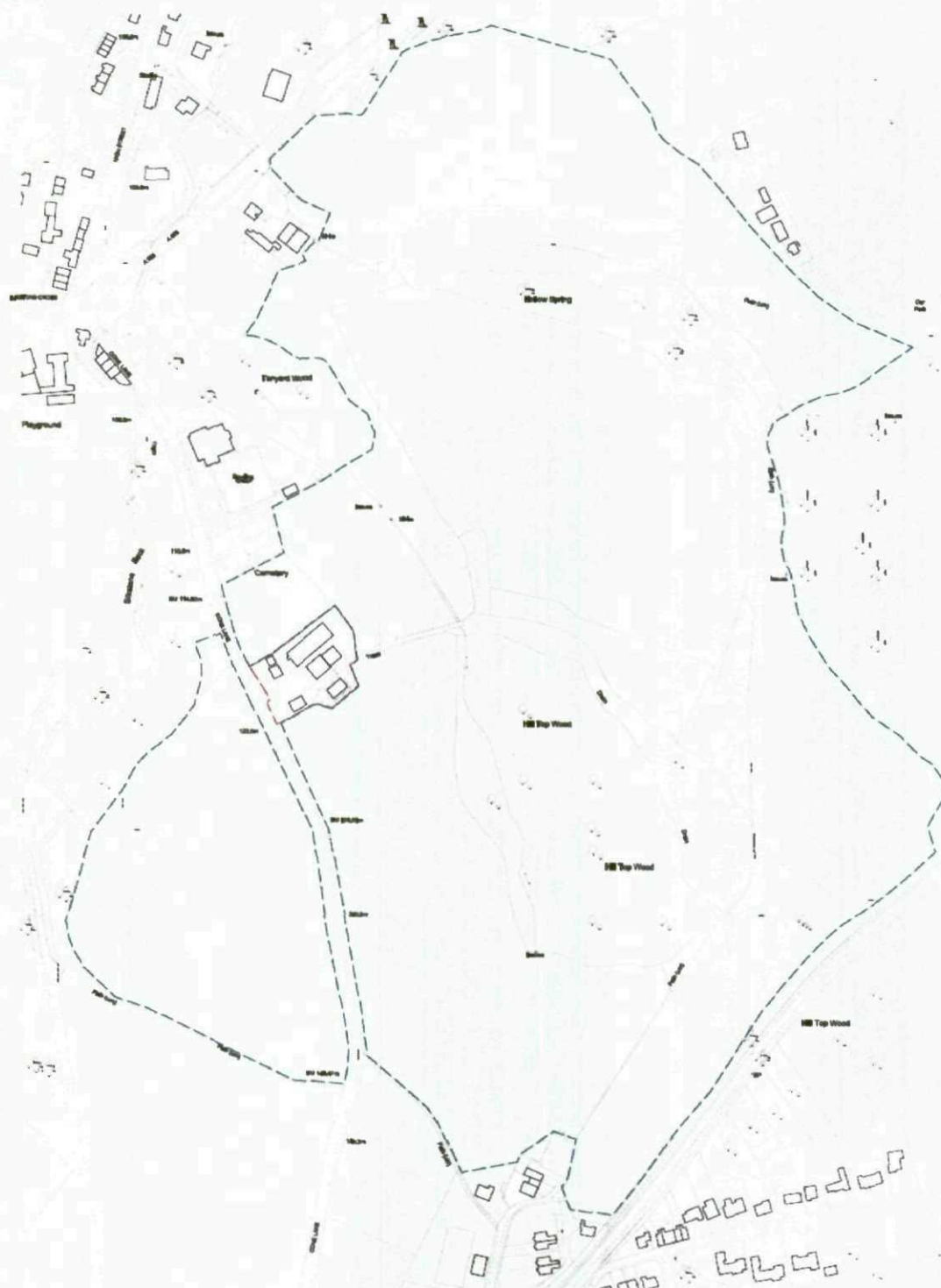
Appendix 1

Location



Appendix 2

Site Plan



Appendix 3

Broad Close Farm Shop Brochure



Dexter Beef

Dexters are the smallest British breed of cattle. They originated in Ireland and were first introduced into this country in 1882.

Our Dexter Beef is some of the finest Beef you will taste, of excellent quality & flavour produced from grass-fed cattle which graze our land for most of the year.



Free Range Eggs

All eggs we produce are from free range hens that roam freely around the farm.

BROAD CLOSE FARM SHOP

Broad Close Farm Shop is situated on Cone Lane between the villages of Silkstone & Silkstone Common just off the A628.

OPENING TIMES

Monday - Closed
Open Tuesday to Friday 10am - 6pm
Saturday 10am - 5pm
Sunday - Closed

BROAD CLOSE FARM SHOP
Cone Lane
Silkstone
Barnsley
S75 4LY

Tel: 01226 790900
www.broadclosefarmshop.co.uk

BROAD CLOSE FARM SHOP



SILKSTONE

Home bred rare breed Tamworth Pork
Home reared Dexter Beef
Home bred Lamb
Free range eggs
Vegetables
Locally produced preserves

Tel: 01226 790900

www.broadclosefarmshop.co.uk

At Broad Close Farm we aim to produce the finest tasting meat, from our own cattle, sheep & pigs, as well as eggs from our free range hens, & locally sourced vegetables & preserves.

We pride ourselves on the way we keep & look after our animals using traditional breeds & high welfare methods of husbandry.

All our livestock is kept outside on a free range basis where possible, including our breeding herd of Tamworth pigs.



No artificial nitrogen or pesticides are used on our grassland, & we do not use antibiotics in our animal feeds.

We believe in buying local & reducing food miles, although zero food miles is a virtual impossibility we keep them to a minimum by buying our feed from nearby Penistone & using only local suppliers for both the farm & the shop where possible.



Tamworth Pork

All our pigs are of Tamworth breed & the herd live in Beech woodland on the farm. Woodland is the natural habitat of the pig & our pigs thrive in this their natural environment.

Tamworths are descended from wild boar & are the only red coloured pig in Britain. Currently Tamworths are classed as a rare breed.

Commercially Tamworths can't compete as they are much slower to mature than modern breeds, but maturing slowly has the advantage of a far superior taste to that of commercial pork & bacon.



Lamb

All our Lamb is home produced from sheep that graze the farms pasture. We lamb in January & May so Lambs can be seen through much of the year.



Our Lambs can often be seen running with the sheep, he's there to ward off predators such as foxes which may take young Lambs.

Appendix 4**Common Problems related to Lambing****Prolapse**

There are three kinds of prolapse that can affect a ewe. During gestation, the growth of lambs can cause the vagina or rectum to prolapse. Vaginal prolapses can require immediate attention. A ewe can prolapse the entire uterus after birth. This is a situation for a vet, but farmers can carefully wash the protruding uterus, sprinkle it with sugar to make it shrink, and carefully replace it. The ewe is then treated with antibiotics.

Medications for ewe and lamb

Ewes are susceptible to a rise in worms after lambing, and should be given a dose of wormer the next day. If the farmers had to intervene to assist with the birth, the ewe may need an antibiotic series. If the afterbirth isn't expelled within twelve hours, the ewe may require an injection of Oxytocin. Sometimes, if the delivery was especially difficult, the nerves for the rear legs, which pass very close to the birth canal, may be pinched, leaving the ewe shaky on her rear legs or unable to stand. A few days of rest, and 1000 mg. of aspirin twice daily will usually relieve the soreness.

If the lambs haven't had their navel dipped in iodine immediately after birth, they may require a precautionary injection of Penicillin. If pasture and feed are selenium-deficient, and have led to white-muscle disease, the farmers may inject lambs with BO-SE™ (selenium & vitamin E supplement), or with Myosel-B™.

Pneumonia problems may require the administration of a nasal vaccine PI-3™. If the lambs will be fed grain in a creep, the lambs should be vaccinated early with CD/T. The tetanus part of CD/T may only be necessary if you have equines on your farm or other indications of tetanus.

Entropion

In some cases lambs can develop bacterial infections of the eyes, with symptoms that duplicate the tear-soaked cheeks and ulcerated corneas of entropion. *Orange births* in which the meconium is passed in the birth canal, can produce these infections.

Pregnancy Toxemia

The most common risk to pregnant ewes is Pregnancy Toxemia which typically manifests itself in older ewes carrying multiple lambs. Symptoms include teeth grinding, frequent urination and unsteadiness; in later stages of the disease, the ewe may be blind and her breath smells like acetone. Pregnancy Toxemia is caused by a diet deficient in energy late in pregnancy; the ewe uses up her sugar reserves, turns to her body fat, and the resulting metabolism releases ketones, which accumulate in the bloodstream. In serious cases, ketosis can be fatal. It can be avoided with a proper feeding program. It can be treated by intravenous glucose and oral glycerin or propylene glycol, or with steroids such as Flucort™ and injectable vitamin B.

Abortions

Chlamydiosis, which produces enzootic abortions in ewes, is highly contagious. Because of the contagious potential, including transmission to humans, exercise extreme care with aborted fetuses and tissues. The incubation period is 60-90 days after infection.

Toxoplasmosis

Another potential danger is abortions from toxoplasmosis, which is carried by cats and spread in their feces. Young kittens are the most common carriers. Because they are often born on the top layer of hay in the barn, hay fed during early gestation may introduce toxoplasmosis when the ewes are most susceptible.

Hypocalcemia

Hypocalcemia (milk fever) most often strikes older ewes with multiple lambs. It is caused by the huge demands for calcium a near-term lamb makes on the ewe. The usual symptoms are that the ewe goes off her food, her ears are ice cold, her muscles stiffen and bloat may set in. The condition responds to subcutaneous injections of calcium borogluconate solution (Cal-Dextro™ #2).

Ovine Progressive Pneumonia

OPP is a slowly progressive, viral disease that is ultimately fatal. The earliest clinical signs are weight loss with a normal appetite. Later signs include labored breathing, which may lead to a secondary bacterial pneumonia. In some instances the udder, post-lambing, will be hard, with little or no milk production. OPP is detectable with a blood test. The primary vector for transmission is infected colostrum or milk.

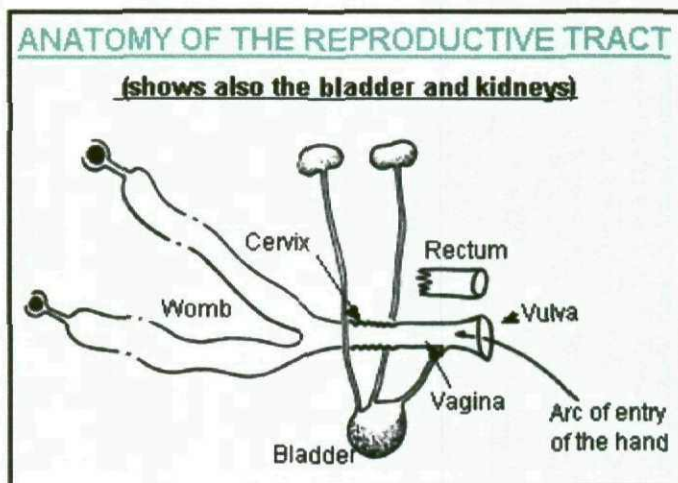
Appendix 5

Parturition (Farrowing)



THE PIGSITE.COM

To appreciate the intricacies of the farrowing process it is necessary to understand the anatomy of the pelvis and the reproductive tract at farrowing. As farrowing approaches the vulva becomes enlarged, together with the vagina that leads to the cervix or opening into the womb. A small lubricated hand and arm can be inserted into the vagina to just beyond the cervix without damage. The neck of the cervix opens into the two long horns of the womb that contain the piglets. (Fig.8-10). The umbilical cord of the piglet terminates at the placenta which is attached to the surface of the womb. Nutrients pass from the blood of the sow across the placenta and into the developing piglet. The placenta also extends around the piglet as a sac which contains fluids and waste materials, produced by the piglet during its growth. The placenta and the sac are referred to as the afterbirth.



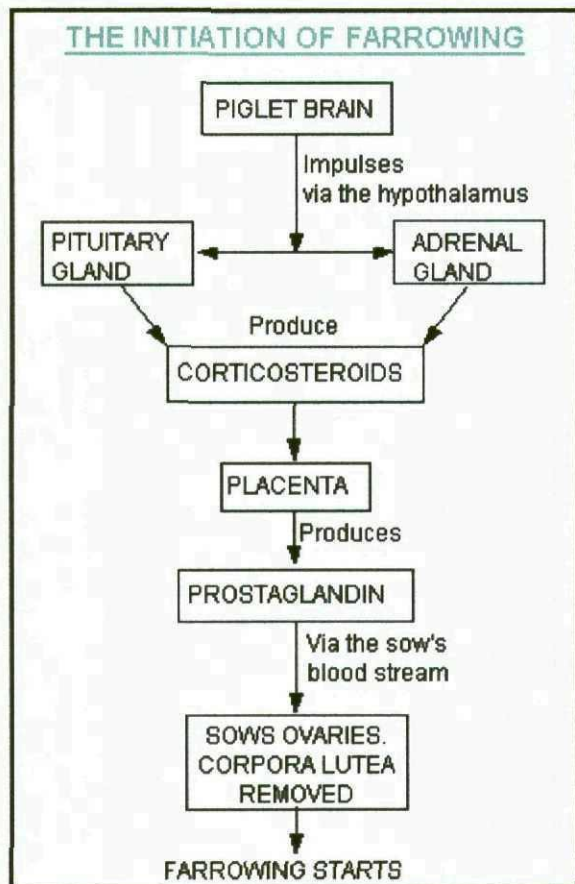
(Fig.8-10)

How does farrowing start?

This is an intriguing mechanism activated by the piglet once it reaches its final stage of maturity, at approximately 115 days after mating. The sequence of events is depicted in Fig.8-11. The piglet activates its pituitary and adrenal glands to produce corticosteroids. These hormones are then carried via its blood stream to the

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placenta. The placenta then produces prostaglandins which are circulated to the sow's ovary. As you will have seen earlier, the corpora lutea in the ovaries are responsible for the maintenance of pregnancy. Prostaglandins cause them to regress, thus terminating the pregnancy and allowing the hormones that initiate farrowing to commence.



(Fig.8-11)

The farrowing process

This can be considered in three stages, the pre-farrowing period, the farrowing process and the immediate post-farrowing period when the afterbirth is expelled.

Stage 1 - The pre-farrowing period

The preparation for farrowing starts some 10 to 14 days prior to the actual date, with the development of the mammary glands and the swelling of the vulva. At the same time teat enlargement occurs and the veins supplying the udder stand out

prominently. The impending signs of farrowing include a reduced appetite and restlessness, the sow standing up and lying down and if bedding is available chewing and moving this around in her mouth. If she is loose-housed on straw she will make a bed. Within 12 hours of actual delivery of piglets, milk is secreted into the mammary glands and with a gentle hand and finger massage it can be expressed from the teats. This is one of the most reliable signs of impending parturition. If a small round pellet of faeces is seen in the mucous and the sow is distressed, farrowing has started and it is highly likely the first piglet is presented backwards. This small pellet is the meconium or first faeces coming from the rectum of the piglet inside. An internal examination is immediately required.

Stage 2. The farrowing process

This can range from 3 to 8 hours and piglets are usually delivered every 10 to 20 minutes but there is a wide variation. There is often a gap between the first and second piglet of up to three quarters of an hour. The majority of pigs are born head first but there are more pigs presented backwards towards the end of the farrowing period. Immediately prior to the presentation of a pig the sow lays on her side, often shivering and lifting the upper back leg. This may indicate the presence of a stillborn pig.

What to do when there are farrowing problems

Failure to deliver the piglets can be due to the following:

- A large litter and inertia of the womb.

- Very large piglets and a small pelvis.

- Two or more pigs presented in the birth canal at the same time.

- Illness of the sow, for example acute mastitis.

- Rotation of the womb.

- Failure of the cervix to relax and open.

- Dead pigs inside the womb.

- Mummified pigs.

Failure of the womb to contract (uterine inertia).

Nervousness of the sow, excitement and distress.

An over fat sow.

Problems at farrowing

Uterine inertia - This is where the womb has just stopped contracting. Usually there will be two or three pigs waiting just beyond the cervix. If they are in an anterior presented position place the hand over the head with the first and second fingers around the nape of the neck. If the piglet is presented in a breech or backward position raise both hind legs and clamp the hands around using the first and second fingers as leverage around the points of the hock.

Difficult presentations - Occasionally (particularly in gilts) a large piglet is presented that is too big, but in most cases with gentle traction such a pig can be delivered. The best method is to use a piece of cord, 2 metres long and loop the centre of it around the end of the third finger. Using plenty of lubricant pass the cord into the vagina to approximately 50mm behind the head of the piglet. The cord is then placed behind the left and right ears and finally brought down beneath the jaw. Twisting it lightly under the piglets chin may help to secure it. Traction can then be applied in a downward movement to bring the pig out.

Rotation of the horns of the womb - This occurs when very large litters are present. One horn crosses over the other. This distorts the cervix so that piglets cannot be pushed through and 2, 3 or 4 pigs form into a pouch below the cervix itself (many are presented backwards). When the hand is passed through the cervix (which has become elliptical) the pigs can be felt by reaching downwards and back towards yourself. In such cases it is necessary to take the arm full length into the sow (sow standing) and work hard to bring three or four piglets up. Once the piglets have been removed with the sow standing use a closed hand on the side of the abdomen, swing it to try and realign the piglets and horns of the uterus. If the sow has not passed further piglets within half an hour re-examine.

Step 4. If after a manual examination you suspect some degree of uterine inertia, or the sow appears to have given up trying, a small injection of oxytocin (0.5ml) may be given. Normally it is not necessary because the pressure of the arm in the vagina stimulates further contractions. Well grown piglets passing through the vagina have the same effect but small mummified piglets do not, hence a stillborn piglet may follow after a mummified piglet. .

Step 5. If an internal examination has been necessary and the farrowing process has been completed an injection of antibiotic should be given. If there have been dead possibly infected piglets present two antibiotic pessaries should be deposited through the cervix at the end of the third stage.

Step 6. Always monitor the sow frequently over the next 24 hours to make sure that infection is not developing in the udder or womb and that the placenta has been expelled.

Appendix 6**Health & Safety Executive: Agricultural Prosecutions**

In the four year period comprising 1st April 2001 to 31st March 2002 and 1st April 2003 to 31st March 2004 the HSE took out 106 successful prosecutions. Many of these incidents could easily have occurred at Broad Close Farm; we offer the following by way of example. Please note: The number references are taken from the reports in question.

1. Wales: A farming company was prosecuted under HSW and MHSW following an accident to an employee who fell two metres while climbing a bale stack. No ladders or instructions were provided and no risk assessment had been written despite previous requests. Guilty, conditional discharge.

2. Wales: A farm manager was prosecuted under HSW following an accident to an employee who suffered serious injuries to his hand while clearing a blockage on pellet press. The interlock had been defeated two months earlier on the instructions of the farm manager. Fined £500.

22. Home Counties: Pig farming company prosecuted under HSW following an accident to a work experience trainee who suffered head injuries after falling from an ATV. No head protection or training was provided. Fined £1,000.

24. Home Counties: Farmer prosecuted under HSW following an accident to an employee during a lifting operation. While lifting timber onto the back of a lorry, the employee trapped his fingers between two pieces of timber. The farmer had failed to plan or supervise the operation and had not provided any training. Fined £3,500.

45. Yorkshire & North East: Three farming partners were prosecuted under HSW and RIDDOR following an accident to a young employee who was injured while manually feeding baled straw into a forage harvester. There was no safe system of work for manually feeding material into the pick up reel of the forage harvester, no guard on the PTO shaft, no instructions or supervision and they also failed to report the accident. Fined total £12,000.

52. North West: Farming company prosecuted under MHSW and CSR following the fatal accident to an employee who died when he entered a recently emptied pig food tank to retrieve a mobile phone. Company had an inadequate risk assessment for confined spaces and inadequate procedures for entry and rescue. Fined £7,500.

55. Scotland: A farmer was prosecuted under HSW following the death of an employee who fell through a roof while replacing guttering on a cattle shed roof. Fined £7,000.

59. Scotland: Farming company prosecuted under HSW following an accident to an employee who was struck by a falling bale. He was using an industrial loader to remove bales from a high stack. The loader was not fitted with a protective structure and he suffered severe injuries when a bale fell from the stack onto him. Fined £2,500.

KEY:

CONSTR = The Construction (Health, Safety and Welfare) Regulations 1996

COPR = The Control of Pesticides Regulations 1986

CSR = Confined Spaces Regulations 1997

ELEC = Electricity at Work Regulations 1989

HSW = Health and Safety at Work etc. Act 1974

LOLER = Lifting Operations and Lifting Equipment Regulation 1998

MHSW = Management of Health and Safety at Work Regulations 1992

PPE = The Personal Protective Equipment at Work Regulations 1992

PUWER = Provision and Use of Work Equipment Regulations 1998

RIDDOR = Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995

SUPPLY = Supply of Machinery Regulations 1992

Appendix 7**Non-fatal occupational injuries in British agriculture (20 June 2006)****Christine Solomon, Jason Poole, Keith T Palmer, David Coggon**

Epidemiology Resource Centre, University of Southampton

Objectives: To investigate the incidence, nature and determinants of non-fatal occupational injuries in British agriculture.

Methods: As part of a postal survey, data on lifetime histories of work in agriculture and occupational accidents were obtained from men born between 1933 and 1977 and residing in three rural areas of England and Wales. Incidence rates for different categories of accident were compared with those derived from statutory reporting. Associations with risk factors were explored by Poisson regression, and summarised by incidence rate ratios (IRRs).

Results: Of the 10 765 responders (response rate 31%), 3238 (30%) reported at least one occupational accident at the ages of 14–64 years, leading to absence from work for ≥ 3 days, including 1492 accidents that could be linked to a specific job listed in the history of agricultural work. The reported incidence of injuries in agriculture was markedly higher than that derived from statutory reporting, particularly for self-employed farmers. During 1996–2003, the highest rates of agricultural accidents were from handling, lifting or carrying (4.9/1000 person-years), falls from a height (4.6/1000 person-years) and injury by animals (3.4/1000 person-years).

Conclusion: Our findings confirm the substantial under ascertainment of serious accidental injuries in agriculture through statutory reporting, particularly for the self-employed.

Abbreviations:

IRR, incidence rate ratio; LFS, Labour Force Survey; RIDDOR, Reporting of Injuries, Diseases and Dangerous Occurrences Regulation

Appendix 8**Nationwide Appeals****Blackstoun Farm, Blackstoun Rd, Paisley**

A third agricultural workers dwelling at a livestock farm in a Green Belt flood plain. Low flood risk and a proven functional need for stockman on site. No harm to Green Belt openness due to infill site between existing dwellings.

Buckinghamshire Green Belt [DCS 100042335] (June 2006)

An agricultural workers dwelling was retained because the site history and Human Rights outweighed the harm to the Green Belt. Permission was granted in 1995 for a detached dwelling at a pig farm subject to conditions on materials etc. Work started in 1996 and was completed in 2002 but without prior approval of the reserved matters. They had been submitted but without response until 2003. Although the Inspector decided the development was unlawful and that enforcement action was not prevented, the long delay was a very special circumstance and, if the enforcement action was upheld the house would have to be demolished. The fact that the council was willing to discuss landscaping supported the appellant's assumption of the house being lawful. Although the original need for the house had gone, it could still be used for general needs of farm workers in the area.

Land at Lane Head Farm, Alderwasley, Belper, Derbyshire

An additional agricultural dwelling at a 165ha dairy unit in Special Landscape Area (SLA) countryside. Functional need was established and economically viable. The new dwelling was visually acceptable in landscape as seen in backdrop of farm group and not harm listed farmhouse setting. Council sought tie on existing farmhouse but severance unlikely close to group with sole farm access. Encumbering condition would be unnecessary.

Land at Upper LLanrosser Farm, Michaelchuchrh Escley, Hertfordshire

A proposed second agricultural workers dwelling in Area of Great Landscape Value (AGLV) open countryside was deemed visually acceptable as seen in context of farm complex and farmhouse. Well established beef and lamb holding with need for two full time workers. Presently the appellant and son. Functional need still justifies an additional dwelling despite familial relationship. 3 bed dwelling sought but size not

supported by holding as too large for single worker yet accepts that accommodation should not preclude workers with families. Size acceptable as commensurate with functional requirement but overall profit inadequate to meet wage cost of two workers. Long term business viability doubt noting 20 percent of farm rented on annual let and unclear whether business could support costs of an additional dwelling.

Manor House, Hunderthwaite, Barnard Castle, County Durham.

A third agricultural workers dwelling on dairy farm within a hamlet in open countryside. Although all functional and financial tests were satisfied, the proposal caused visual harm to the landscape character of Area of High Landscape Value (AHLV) and adjacent Area of Outstanding Natural Beauty (AONB). Appela dismissed also due to potential harm to significant Tree Preservation Order and the proposed siting of development within root protection area and crown.

Metropolitan Green Belt [DCS 34794492] (November 2004)

Livestock welfare justifies agricultural dwelling. At the first appeal the Inspector ruled that there was no functional need for a worker to live on the site. A second Inspector ruled that he was not bound by that first decision. A more up-to-date appraisal showed that the birds needed inspection every two hours, and failure of the water supply could kill the birds within hours. The business had been properly planned so he granted a 3-year temporary permission.

Northwest of Croftside Cottage, Croftside Farm, Pirnhall, Stirling.

Additional agricultural dwelling at farm complex in Green Belt. Extended original farmhouse has been severed and now a separate planning unit occupied by extended non-farming family of appellant. Other dwelling within ownership poorly located to supervise and serve needs of farm. There was sufficient justification for a new farmhouse at this functionally and visually logical location. Offer of restriction by agreement not required as standard condition adequate.

Risingfields Farm, Lighthorne Rd, Kineton, Warwickshire

Permanent 2 storey agricultural workers dwelling to be sited adjacent to existing residential caravan at a free range egg production unit in countryside. The appellant claimed increasing need given the post-2012 ban on battery farming. Operator

experience, investment and commitment given weight as well as rolling contract to supply. Functional need established but long term financial stability in question as it was doubted whether the business was capable of sustaining the proposed dwelling. The Inspector also noted low income, but consistent sales had always delivered a profit over seven year period. It was expected to remain financially sound. Satisfies Annex A of PPS7. No serious visibility harm of single storey mobile home in landscape as seen in context of farm complex but proposed 2 storey dwelling more intrusive, harming area character and appearance.

Westfields Farm, Pinewood Rd, Asley, Market Drayton, Shropshire

An agricultural worker dwelling situated close to farmhouse in open countryside was allowed. Proven functional need. Occupancy can be controlled by condition and there is no justification for a planning obligation to prevent severance of existing farmhouse.

Yorkshire Green Belt [DCS 52262267] (November 2003)

Temporary housing not allowed for quail-rearing business – In two similar cases it was decided that to be defined as agricultural activity, the animals must be bred for direct or indirect contribution to the human food chain. In this case the quails were to be food for falcons and other birds of prey, although there was a possibility of a future mixed use supplying food for humans. The appellant wanted temporary accommodation in case the heating or feeding systems failed which could kill the quails and ruin the business. The Inspector decided the evidence did not show the business had been planned on a sound financial basis, justifying dismissal.

Appendix 9

Residential Developments in the Barnsley Green Belt

SECOND DWELLINGS

- **Gunthwaite Hall Farm, Penistone**
- Planning Application Number 2007/0009
- Conversion of redundant outbuilding into 1 bed self contained cottage
- Delegated Consent 11/02/2007
- **Highfield Farm, Worsbrough**
- Planning Application Number 2007/0500
- Erection of 1 block of 3 independant living units
- Delegated Consent 29/04/200
- **Lower Townhead Farm, Dunford Bridge**
- Planning Application Number 2006/0133
- Erection of wooden bungalow
- Committee Consent 08/10/2006
- **Stead Farm, Hoyland Common**
- Planning Application Number 2006/1151
- Conversion of single dwelling to form two dwellings
- Delegated Consent 20/08/2006

ANCILLARY DEVELOPMENT

- **Highwood Farm, Darton**
- Planning Application Number 2007/0531
- Change of use from outbuilding into granny flat.
- Delegated Consent 13/05/2007
- **Staney Royd Farm, Stainborough**
- Planning Application Number 2007/1039
- Conversion of attached barn into granny flat
- Delegated Consent

AGRICULTURAL WORKERS' DWELLINGS

- **Anchor Farm, Elmhirst Lane, Silkstone, Barnsley**
- Planning Application Number B/05/0496/DO
- Erection of farm workers dwelling
- Consent
- **Land adjacent 5 The Beeches, Beech House Road,**
- Planning Application Number 2007/1520
- Erection of an agricultural workers dwelling.
- Committee Consent /11/2007
- **Land off Nether House Lane, Langsett**
- Planning Application Number 2006/1757
- Erection of a bungalow for agricultural worker
- Committee Consent 04/03/2007

CONVERSIONS IN THE GREEN BELT

- **Bromley Farm, Low Bromley, Sheffield**
- Planning Application Number 2006/1642
- Conversion of existing cottage into 2 dwellings.
- Delegated Consent 12/11/2006
- **Carlton House Barns, Wortley**
- Planning Application Number 2007/1182
- Conversion of redundant farm building to 3 dwellings
- Delegated Consent 26/08/2007
- **Carr Head Farm, Stocksbridge**
- Planning Application Number 2007/0253
- Conversion of redundant barn into dwelling
- Delegated Consent 01/04/2007
- **Cat Hill Hall Mews, Hoylandswaine**
- Planning Application Number 2006/1128
- Conversion of attached barn to provide residential dwelling
- Delegated Consent 22/10/2006
- **Cold Bath Farm, Hood Green**
- Conversion of redundant farm buildings to form dwelling.
- Delegated Consent
- 31/12/2006

- **Daking Brook Farm Cawthorne**
- Planning Application Number 2007/1236
- Conversion of 2 single storey buildings to 1 link attached dwelling.
- Delegated Consent 02/09/2007
- **Hill Top Farm, Green Moor near Wortley**
- Planning Application Number 2006/1306
- Conversion of barn to agricultural workers dwelling
- Delegated Consent 03/12/2006
- **Home Farm, Dunford Bridge**
- Planning Application Number 2006/0062
- Conversion of barn into dwelling.
- Delegated Consent 19/02/2006
- Planning Application Number 2007/0932
- Change of use Barn into 3 Dwellings
- Delegated Consent 26/08/2007
- **Keresforth Hall Farm**
- Planning Application Number 2006/0917
- Conversion of barn to form a dwelling
- Delegated Consent 23/07/2006
- **Spicer House Farm, Ingbirchworth**
- Planning Application Number 2005/2051
- Use of derelict dwelling to form two storey extension to house
- Delegated Consent 08/01/2006

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