PLANNING STATEMENT

Proposed agricultural field shelter

at:

228 Manchester Road,
Millhouse Green,
Sheffield,
S36 9NR

for:

Mr Marc Jebson

date:

November 2015

ARCHITECTURE + DESIGN PARTNERSHIP

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Introduction

This planning statement has been prepared to support a planning application for the erection of an agricultural field shelter at 228, Manchester Road, Millhouse Green.

Site Context

The site is an agricultural smallholding adjacent to the applicants dwelling. CPH number 47/727/0308.



The applicant farms sheep on the land. Currently, the sheep are taken off site in the winter months.
The proposed field shelter will allow the sheep to remain on site, providing shelter, warmth and food storage during the winter months.

Planning Policy Context

National planning policy guidance is provided by the National Planning Policy Framework (NPPF).

The site lies within the green belt. Paragraph 89 of the NPPF states –

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

● *buildings for agriculture and forestry*

Local planning policy guidance is provided by the Barnsley UDP which was adopted in December 2000.

Policy GS8

WITHIN THE GREEN BELT, THE CONSTRUCTION OF NEW BUILDINGS WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, UNLESS IT IS FOR THE FOLLOWING PURPOSES :

. A) AGRICULTURE OR FORESTRY

. 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 L AND IN IT

. C) THE REPLACEMENT OF EXISTING DWELLINGS IN COMPLIANCE WITH POLICY GS8E.

Policy GS8D

. WHEN CONSIDERING THE PROVISION OR SITING OF NEW AGRICULTURAL BUILDINGS, THE COUNCIL WILL TAKE INTO ACCOUNT, AS A MATERIAL CONSIDERATION, THE POSSIBILITY THAT THE DEVELOPMENT MIGHT GENERATE A NEED FOR AN ASSOCIATED AGRICULTURAL DWELLING.

The proposed development should therefore be assessed against the relevant planning policies identified above, and any other relevant material considerations.

Development Appraisal

Green belt

With respect to the principle of development within the green belt, it is considered that the proposal represents development that is not inappropriate in the green belt.

For the purpose of paragraph 89 of the NPPF and Policy GS8 of the UDP the proposal is solely for agricultural purposes, which is appropriate within the green belt.

In respect of Policy GS8D, the proposal will not generate the need for an associated agricultural dwelling. There is already a dwelling associated with the agricultural land.

Access

Access to the site is existing, off the existing private driveway to the host property. Vehicular movements to and from the site will not increase by way of the proposed development. They will if anything decrease, due to the fewer movements of livestock to and from the site. There is no intensification of use and therefore highway safety will not be unduly affected by the proposal.

Design

The proposal is of typical design for an agricultural field shelter. Yorkshire boarded walls with natural stone base walls. Dark green profiled roof cladding. The size of the building is governed by the size of the holding and the requirements of Code of Recommendations for the Welfare of Livestock. The holding will accommodate 20 sheep. Each ewe and possible lamb requires 2.2m^2 of space. In addition to the sheep pens there is space for food storage.

Conclusion

The proposal is to provide secure winter shelter for sheep currently grazing in the field. The use is solely agricultural and is therefore not inappropriate in this rural location.