

Barnsley MBC.,  
Planning Services,  
PO Box 604,  
Barnsley,  
S70 9FE.

(Submitted Via the Planning Portal)

4<sup>th</sup> February 2022

Dear Sir/Madam,

**RE: APPLICATION FOR 1 NO. DWELLING FOLLOWING DEMOLITION OF EXISTING STABLES LAND  
OFF ROYD MOOR ROAD, THURLSTONE - MR AND MRS BARDEN**

Please find attached the above-mentioned application which has Planning Portal reference 11006960. It is understood that no fee is payable owing to the submission of the previous application within the last 12 months.

The starting point for the redrafting of this application was the Council's previous reasons for refusal and the Inspector's subsequent dismissal of the appeal. However, the Inspector set out specific concerns in respect of the development proposed and these issues are fully addressed in this amended scheme. It is considered that the now proposed changes to the scheme fully address the Inspector's concerns.

The application is supported by:-

- (i) Planning Supporting Statement – Townsend Planning Consultants;
- (ii) Full Plans and details – Steven A Welcer;
- (iii) Bat Report (as previously submitted) - Middleton Bell;
- (iv) Highways Report (as submitted with the appeal) – Paragon Highways; and
- (v) The appeal decision.

In support of the application and to provide the Council with summary background information, I would comment as follows:-

- (i) The proposal which forms the subject of this application for planning permission relates to a site located off Royd Moor Road, Thurlstone, which has a longstanding and historic use for equestrian purposes.

- (ii) The site incorporates an 'L' shaped stable building and associated structures off Royd Moor Road, Thurlstone.
- (iii) The subject site has a longstanding use for equestrian purposes with equestrian use of the land for circa 19 years. The Council granted planning permission for stables on the site in 2002 (ref B/02/0123/PU). Subsequently, permission was granted by the Council in 2005 for the extension to the stables (ref B/05/0612/PU) and in 2016 granted permission for an equestrian and exercise arena (ref 2016/0863).
- (iv) The subject site, therefore, constitutes lawful stables and this proposal seeks to demolish the stables (as shown on the submitted plans) and replace them with 1no dwelling house.
- (v) In redrafting the proposal to fully address the Inspector's comments (which will be set out in much more detail in the Planning Support Statement), the following amendments have been made:
  - (a) Reduction in the height of the building (it does not exceed the height of the existing stables and as a consequence reduces mass);
  - (b) Reduction in footprint/volume from the previous proposal. The volume of the proposal now constitutes 70% of the building to be removed; and
  - (c) Simplification of the design to reflect the existing form of the building, including:
    - 1. Monopitched roof;
    - 2. Simplified rectangular built form;
    - 3. Reduction in fenestration;
    - 4. Building to be clad in timber;
    - 5. Reduction in volume;
    - 6. Reduction of the residential curtilage by 20%;
    - 7. Boundary planting identified (which can be conditioned); and
    - 8. Removal of chimney breast.

It is considered that these amendments fully address the Inspector's concerns.

A bat report is submitted with this application.

- (vi) It is considered that the site constitutes a brownfield use in the Green Belt (as set out in the Planning Statement). As such, the proposal falls to be considered against the parameters of para 145(g) of the National Planning Policy Framework relating to the partial or whole redevelopment of brownfield sites in the Green Belt. This is outlined in detail in the submitted Planning Support Statement. It is outlined that the scheme as now drafted wholly conforms with Green Belt policy.
- (vii) In relation to highways matters and the proposals in terms of traffic movements, it is considered there will be no additional traffic when compared to the existing use. The site has access to sustainable transport, including public transport, cycling and walking. Indeed, if required as part of the proposals a passing place is proposed to the east of the site access to assist in traffic along Royd Moor Road adding wider benefits to the proposals.

- (viii) In summary this proposal constitutes the redevelopment of a brownfield site which is not inappropriate development in the Green Belt. The previously rejected proposal has now been radically amended to take account of the Inspector's comments. The significant reduction in built form which will result from the development of the site will be of clear benefit to openness. The proposal will not increase traffic movements in association with the current lawful use of the site.

It is, therefore, considered that planning permission should be forthcoming for this significantly amended proposal. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.

Should you require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Patrick Townsend BA (Hons) PG Dip MRTPI  
Director

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