Design and Access Statement.
Erection of Barn, Holly Barn, Green Moor Road, Wortley.

PROPOSAL

It is intended to erect a prefabricated barn with a floor area of 5.5m x 11m. It will have a height of 3.3m to the eaves, and 3.8m to the ridge. It will be clad and roofed in olive green "farmscape" sheeting, with a roller shutter door in similarly coloured material.

BACKGROUND

The 6 acres of land has recently been purchased, along with the dwelling, Holly Hall Barn. The land is attached to the dwelling, but had previously been let to a local farmer who used it for producing sileage. 190 bales of sileage were produced from the land this year. The new owner intends to farm the land himself, in conjunction with a further 6 acres which he is renting close by. The previous owner purchased a second hand portal framed barn, which he had intended to erect, but did not do so. This is the building the subject of the present application.

The present owner has purchased several items of farm equipment including tractor, tipping trailer, topper, hopper and chain harrows. The building will also hold a landrover, and a double axle trailer. The latter is able to be used on the highway, and carry the large bales. The smaller trailer can only be used on the holding, and cannot manage the weight of the large bales. The larger trailer cannot be purchased until there is a secure building in which to store it. The applicant is considering raising sheep as well as producing hay, and is currently formally registering the holding.

The barn will be used for the storage of the above equipment and some of the sileage and hay produced on the holding. The remainder of the bales will be stored on the hardstanding adjacent to the barn, together with a meadow topper.

A previous planning application for a building 9m x 11m, and 3.5m to the eaves was withdrawn following discussions with Council Officers (2010/1520).

CONTEXT

<u>Physical context</u>

The Surrounding Area:

The site lies on a smallholding, on a hillside within a rural area. The land falls away to woodlands to the east, and rises to the west to a ridge approximately 50m above the site. To the south are two fields and then woodland. To the north are open fields. Access to the field is gained from Holly Hall Lane, a narrow access which serves three dwellings, and is also a public footpath. The lane is bounded by hedges. To the south west of the site, across the lane, stand three large dwellings, The Old Courthouse, Holly Hall Barn, and Holly Hall. While the latter two dwellings are at a similar level to the lane, the Old Courthouse (a listed building) is set approximately 4m above the level of the lane. There is a distance of 85m between the proposed barn and this listed building.

The Site:

The east boundary of the site is delineated by a hedge, adjoining which has been recently planted a row of heavy standard trees. The rear boundary has a double row of recently planted trees. Access is through a field gate onto an area surfaced with scalpings. A concrete base laid by the previous owner of the land sits where the barn is proposed, at a level approximately 1.4m below that of the lane. Directly to the south is a porous hard surfaced area 10m x 12m.

Planning policies

The following policies have been taken into account in the submission of this application.

National policies

PPG2 Green Belts. – para 3.4 new agricultural buildings are appropriate within the Green Belt. Para 3.15 visual amenity should be protected

Local policies

The site lies within an area allocated as Green Belt and Area of Borough Landscape Value in the Barnsley Urban Development Plan.

The following policies were considered to be relevant when producing the design for this development: GS8, GS8A, GS9, GS13.

The design has also taken account of the following guidance set out in Supplementary Planning Guidance Note 13 –Agricultural Buildings.

Siting – best grouped together – the building will be seen from most distant views as part of the existing group of buildings on the hillside, and with The Courthouse rising above.

Carefully sited with regard to the ground contours so it appears to settle into the landscape – a level hardstanding has been achieved with a minimum of alteration to ground levels. A small embankment of approximately 1m was necessary to achieve a level that is compatible with the position of the existing access.

Does it break the skyline – because the hillside continues to rise well above the height of the building it will not break the skyline.

Form and scale – this is normal design for a modern barn, and the minimum size commensurate with the holding's requirements.

Landscaping – significant tree planting to screen the building from distant views has already been carried out

Materials are as recommended in the Guidance Note, ie a olive green cladding and roof (Olive Green BS12B27) .

INVOLVEMENT OF COMMUNITY MEMBERS

The occupiers of the two nearby dwellings were consulted on the original proposal. The occupier of Holly Hall submitted a letter of support. The owner of The Courthouse objected on the grounds that that their view would be obstructed, and questioned the need for the building. The Parish Council were concerned that the public view of the listed building would be harmed, they considered the building should be constructed in natural stone, and that the attached stable block approved with the dwelling is used as an office, when it could be used for storage.

With regards to the view from the Courthouse, it is a basic planning principle that no one has a right to a view. In any case that property is set at a level approximately 5.5m above the building proposed, the larger part of its east facing elevation faces directly at the rear of the applicant's two storey property, and the barn would be at a 30 angle to its windows, at a distance of 85m.

DESIGN OF THE SCHEME

Use

Site and surroundings – Paragraph 3.4 of Planning policy Guidance Note 2 makes clear that new agricultural buildings are an appropriate form of development within the Green Belt. An agricultural building would not appear out of place in this location.

Land use –no change in the use of the land is involved in this proposal.

Amount

Following concerns expressed by the Council's Officers about the size of the building, this revised application has been submitted which reduces the width of the building by 3.5m , and the height by 0.2m. The floor area has thereby been reduced by more than a third. The resulting floorspace is the very minimum that the applicant considers functionally possible, and will result in one major item of heavy equipment, the meadow topper, not being able to be accommodated under cover, and most of the sileage being stored in the open. Photographs showing equipment positioned on an area the size of the proposed barn shows clearly that the building will be fully used.

The height has also been reduced, by 0.2m, to 3.3m at the eaves. Again this is the minimum considered practical for the following reason. It is intended to store bales three high. The bales are themselves 0.95m high. A contractor with a normal sized tractor will harvest the sileage and hay, and transfer it to the barn. It will require some additional operational height to lower the top bales onto the pile, and only 0.45m will be allowed for this. The tractor itself will be 2.6m to the top of the cab, the barn doorway 2.7m high.

Layout

Accessibility – the barn is to be sited close to the lane, as the land falls away steeply from the lane, and the hillside is subject heavy water run-off, making a longer access impracticable.

Gradients and topography – the building is located on a hillside, which falls to the east, but continues to rise a further 30m to the west and north, and 50m to the ridge top to the northwest. Given its height of 3.7m it will therefore not be seen against the skyline from distant public views.

Crime prevention measures

Secure accommodation is needed for the farm equipment to meet insurance requirements. The location close to the applicant's dwelling will enable supervision of the building.

Scale

The size of the barn is predominantly determined by its proposed function. While the second hand building measures 5.1m to the ridge, the proposal is to reduce the structure's height to 3.7m to the ridge, reducing its visual impact. It will be seen from the east and north east alongside the three large existing dwellings, and appear subservient to them.

Landscaping

Landscape principles and details –Two sides of the site have been extensively planted with 12 – 14 feet high trees, a mix of ash, horse chestnut, beech, silver birch, and mountain ash. Further planting is proposed alongside the lane.

Appearance

With respect to the architecture /style, design / detail – this is a standard, simple, functional design for a barn, and as such it will not look out of place in the rural setting.

Materials / colours/ textures –the building will be clad in olive green sheeting, which will sit comfortably in the countryside, and are in accord with the Council's SPG 13. While the Parish Council suggest that the building should be constructed in stone, this is not considered to be appropriate or necessary. In terms of the setting of the listed building and other properties, historically this is a group of farm buildings, and a small modern farm building should not appear out of context in such a setting. In any case the listed building is set 85m from the proposed barn, and is visually separated from it by intervening buildings.

In addition, with national policy allowing the conversion of redundant buildings in the Green Belt to dwellings, new stone barns are not generally encouraged as they provide a temptation to abuse Green Belt controls. A modern prefabricated building, on the other hand, can be taken down and re-used elsewhere if it becomes redundant, and is not structurally suitable to be converted to residential accommodation.

Access

The access to the site is taken from a private lane, known as Holly Hall Lane, which functions as a private drive to three dwellings, and is also a public footpath. There are no nationally approved sight line requirements for such an access.