

Application Reference: 2024/0945

Site Address: Former Pump House, Hill End Road, Mapplewell, Barnsley.

Introduction:

This application seeks the variation of condition 2 of application 2021/1697 (Change of use from pumping station to dwelling) to allow changes in design and material and removal of conditions 3 (relating to submission of materials).

Relevant Site Characteristics

Works have commenced on site on the conversion approved under 2021/1697.

The application site relates to a fenced compound and existing brick building located at Hill End Road, Mapplewell, Barnsley. The site is set within the Green Belt. The building is a simple flat roof brick box structure with a single doorway and internally the building is split level.

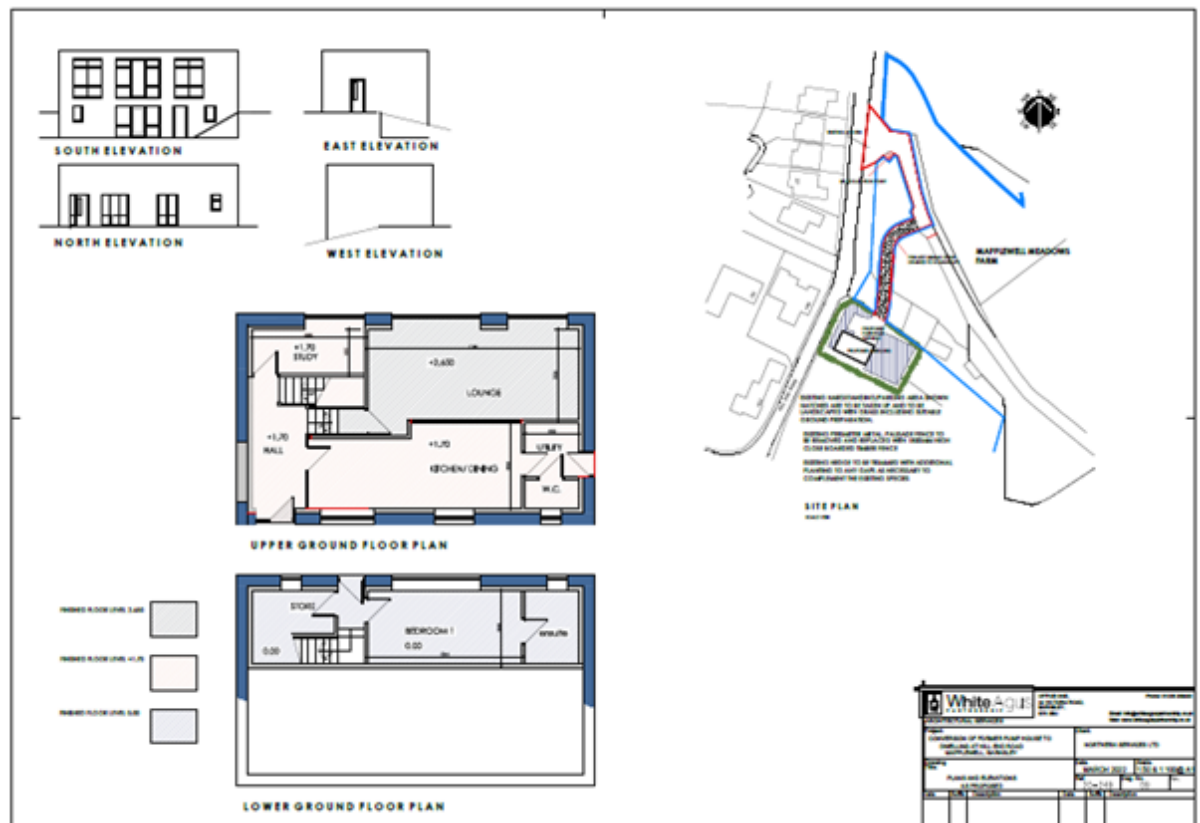
The site is accessed from Hill End Road, via Mapplewell Meadows Farm and the site is enclosed with a metal palisade fence. There are no large trees on site, however the site is surrounded by shrubs and small trees which form hedges along the boundaries. The site has a large area of hardstanding to the front and sides which is currently used for parking and turning of commercial vehicles. Surrounding the site is open fields however there are residential properties set along Hill End Road to the west. There is a mix of brick and stone construction materials used in the area.

The land and building were formerly owned by Yorkshire Water to pump fresh water to other installations. This operation is thought to have ceased circa 2006. The building was subsequently left unused with the pumping equipment in place, but connections sealed off. The previous owners were unable to sell the property and the land and buildings were put up for auction in January 2021.



Site History

Application Reference	Description	Status (Approved/Refused)
2021/1697	Change of use from pumping station to dwelling	Approved with conditions

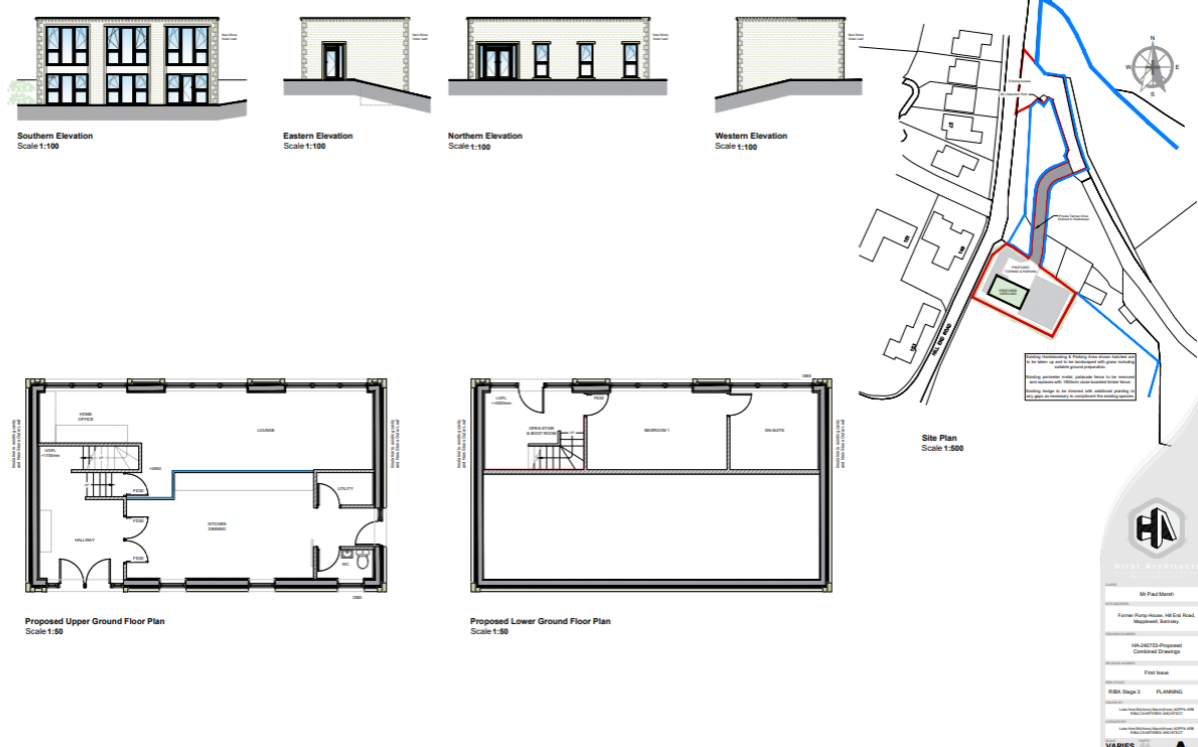


Approved plans 2021/1697

Proposed Works

Variation of condition 2 of application 2021/1697 (Change of use from pumping station to dwelling) to allow changes in design and material and removal of condition 3 (relating to submission of materials)

The changes include alterations to the windows and doors to create a more modern symmetrical look and the use of stone cladding and details to the external elevations to replace the existing brown brick facade.



Proposed Architects CGI Visualization
Scale VARIES



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Scale VARIES



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Scale VARIES

Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy GB1 Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy GB3: Changes of use in the Green Belt
- Policy POLL1 Pollution Control and Protection
- Policy BIO1 Biodiversity and Geodiversity

Policy GB2 is of relevance to the principle of this application and states that:-

“We will allow the change of use or conversion of buildings in the Green Belt provided that:
The existing building is of a form, scale and design that is in keeping with its surroundings;
The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;

The proposed new use is in keeping with the local character and the appearance of the building; and

The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or
- highway safety; and
- Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use

Supplementary Planning Documents:-

SPD Biodiversity and Geodiversity

SPD Barn Conversions
SPD Trees and Hedgerows

Other guidance

South Yorkshire Residential Design Guide

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 13 – Protecting Green Belt Land

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site. No responses have been received.

Consultee responses

Highways – No objections
Pollution Control – No objections
Ward Cllrs – Cllr Leech, No concerns
Drainage – Details to be checked by Building Control
Tree Officer – No objections
Coal Authority – No objections

Planning Assessment

Principle

Local Plan Policy GB3 allows for changes of use of existing buildings within the Green Belt, subject to compliance with the following:-

We will allow the change of use or conversion of buildings in the Green Belt provided that:
The existing building is of a form, scale and design that is in keeping with its surroundings;
The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;

The proposed new use is in keeping with the local character and the appearance of the building; and

The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or
- highway safety; and
- Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use

The principle of the change of use has already been established by the earlier permission. This application proposes a change of materials and window details and as such is acceptable in principle subject to the impact upon visual amenity/openness of the Green Belt and residential amenity which are assessed below:-

Residential Amenity

The proposed residential use of the building would be more in keeping with the adjacent residential properties to the west and given the previous use, there should not be any significant impact upon amenity from the proposed residential activity at the site. The proposed windows and alterations to the fenestration still meet the required separation distances to the dwellings to the west along Hill End Road. The garden areas are to be screened with additional planting and the palisade fence replaced with a timber fence. Therefore, there should not be any significant loss of privacy to the existing dwellings.

Visual Amenity/Impact on Openness

The proposal includes changes to the design of the windows and facing materials. As the building is not a traditional barn conversion of a stone built building, where normally new openings should be restricted, it is felt that, given the more modern appearance of the building, the alterations to the windows and glazing proposed are acceptable in this instance.

There is a mix of brick and stone construction materials used in the area. There will not be any significant impact upon the openness of the Green Belt and the building would remain the same size and the proposed changes to the windows and the use of stone cladding would be an improvement of the existing brown facing brick. The proposal is considered to be acceptable in terms of visual amenity in accordance with Local Plan Policy GB3 and policy D1 of the Local Plan.

Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be an acceptable and justified form of development within the Green Belt. The proposal would not significantly harm the openness of the Green Belt, visual amenity, residential amenity, flood/drainage risk and highway safety and is therefore recommended for approval.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Recommendation: Approve subject to conditions