
2022/0200

Mr Rob McKenzie

Change of use of existing tractor shed to classroom facilities and associated internal and external alterations

Wigfield Farm, Haverlands Lane, Worsbrough, Barnsley, S70 5NQ

Site Location and Description

Wigfield Farm is located to the south of Urban Barnsley, in the countryside adjacent to Worsbrough Country Park. The farm operates as a working farm, as a base for Barnsley College horticulture and animal management courses and as an open farm/visitor centre. The tractor shed subject to this application is part concrete block, part wooden clad with a profile metal roof. It is sited well within and to the rear of site, as marked with the blue arrow below.



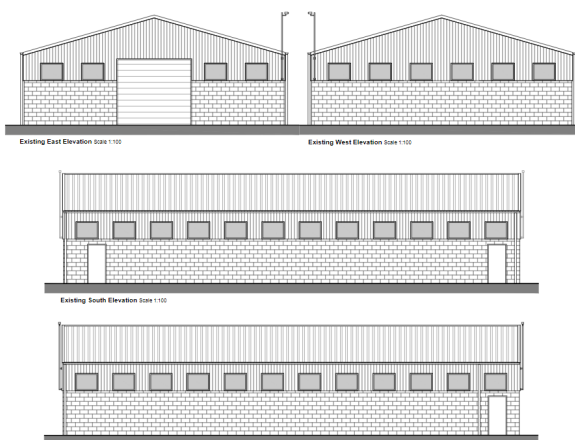
Site History

There is an extensive planning application history relating to the use of the farm as outlined above. The most recent application was for an agricultural building to be used as a tractor and hay store, for which it was decided that prior approval was not required on 11 March 2022.

Proposed Development

The applicant seeks permission for the change of use of an existing tractor shed to be used as classroom facilities and for associated internal and external alterations. The external alterations include extending the existing wooden cladding (using matching green timber cladding) to cover the concrete block and alterations to change the windows and add new doors (replacing timber windows and doors with aluminium windows and doors) and add a new entrance canopy. It is indicated that the new classroom space will replace existing temporary classrooms adjacent to the tractor shed that have reached the end of their lifespan. The space created by removing the temporary classrooms is shown to become an external breakout space.

Existing elevations



Proposed elevations



Visualisation plan



Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is within an area designated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to

find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy GB1 Protection of Green Belt – indicates that the Green Belt will be protected from inappropriate development in accordance with national planning policy

Policy GB3 – Changes of use in the Green Belt – sets criteria that will be used in the determination of applications for change of use or conversion of buildings in the Green Belt.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

Policy I2 – Educational and Community Facilities – indicates we will support the provision of schools, educational facilities and other community facilities; and that they should be located centrally to the communities they serve.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Highways DC – The proposed classroom facilities within the tractor shed are not an addition to the site, rather they are a replacement for already existing facilities on site that are now in need of replacement. As such, the proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways point of view

Enterprising Barnsley - Enterprising Barnsley support the application and development to help them to successfully expand and to generate economic growth in the borough.

Super Fast South Yorkshire – requires a condition to facilitate the provision of gigabit-capable full fibre broadband.

Drainage – In my opinion the details provided are sufficient and I have no further observations to make with respect to land drainage. I am happy for the details to be checked by building control.

Pollution Control – the development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, therefore no conditions are recommended.

Air Quality Officer – no comments received

Sustainability - no comments received

Yorkshire Water - no comments received

Ward Councillors – no comments received

Representations

The application has been publicised by means of direct letters to nearby properties and a site notice from 15 March to 5 April; no representations have been received.

Assessment

Principle of Development

The proposal is in the Green Belt where national planning policy indicates that the change of use of a building of permanent and substantial construction is not inappropriate provided that it will preserve openness and not conflict with the purposes of including land within the Green Belt, and subject to additional criteria in the local plan policy.

The proposed alterations are to improve the appearance of the building and to make it more suitable for the proposed use. They do not involve any reconstruction and it is concluded that the building is of permanent and substantial construction and that the change of use preserves openness and does not conflict with any Green Belt purposes.

The proposal does not conflict with the criteria of local plan policy GB3 'Change of use in the Green Belt' which require that:

- The existing building is in keeping with its surroundings – the building is in keeping with the complex within which it is sited.
- The existing building is of a permanent and substantial construction and a survey has demonstrated that it does not require reconstruction - it is not considered that to

require a structural survey would be proportionate to this proposal and the building is considered to be of permanent and substantial construction.

- The proposed new use is in keeping with the local character and the appearance of the building – the proposed use is consistent with the existing mixed use of Wigfield Farm and the appearance of the converted building will be in keeping with the Farm.
- The loss of any new building from agricultural use will not give rise to the need for a replacement agricultural building – it has recently been determined that prior approval is not required to erect a tractor shed at the farm.
- The development is of a high standard of design and will have no adverse effect on the amenity of local residents, the visual amenity of the area, highway safety and will preserve the openness of the Green Belt – issues considered elsewhere in the report.

It is concluded that the principle of development is acceptable subject to consideration of details.

Design

The design of the alterations to the agricultural building is in keeping with the character of the Farm and it is considered that the design of the proposals is acceptable and in compliance with Local Plan Policy D1.

Highway safety

The Highway Engineer advises that since the proposed classroom facilities are a replacement for already existing facilities on site, they do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways point of view

Residential amenity

The proposed classroom facilities are well within the site, adjacent to the existing classroom facilities that they will replace and will have no greater impact on the amenity of residents near the site – on the opposite side of Haverlands Lane, and over 200m away to the West and over 150m away to the East. It is concluded that the proposal will not have an adverse effect on the amenity of local residents.

Other

Superfast South Yorkshire have recommended the imposition of a condition requiring the provision of gigabit capable full fibre broadband and a condition is recommended accordingly.

Recommendation

Grant subject to conditions