
2022/0110

Applicant: Mr Stephen Willoughby

Description: Erection of agricultural equipment storage building

Mystery Wood Farm, Cooper Lane, Hoylandswaine, Sheffield, S36 7JE

Site Description

Mystery Wood Farm is a large detached property located to the north east of Hoylandswaine. Access to the property is from Cooper Lane up a long private drive.

The house is in the Green Belt, located within a wider area of fields. The land rises from the north up to Hoylandswaine to the south with the house relatively visible within the landscape from the village to the south and the A628 which runs to the south east.

The house is a generous 4 bed, stone property with a kitchen, dining room, lounge, office, conservatory and double garage. It was granted planning approval in 2001 as an agricultural workers dwelling, associated with an intensive poultry farming use on the site at that time.



Proposed Development

The proposed development is for an agricultural equipment store measuring 14m x 7m and 5.7m in height (to the ridge) and 3.6m to the eaves. Materials are stated to be natural stone with stone slates and powder coated aluminium doors and rainwater goods.

The building has the appearance of a triple garage with 3 garage doors and will be located to the east of the existing farmhouse, on the opposite side of the farm track. Existing trees are stated to be retained.

Planning History

01/0054 - Outline for erection of a detached farmhouse and detached double garage with granny flat over

01/1123 - Erection of three-storey detached house with double garage - Approved

2018/0464 – Change of Use, Agriculture to Residential – Prior Approval Granted

2020/0182 - Demolish existing agricultural building and erection of two storey detached house with parking – Refused

2020/0661 – Change of use of agricultural building to dwelling house (Prior notification) – Prior Approval Granted

2020/1173 - Alterations to building including erection of new terrace area with undercroft parking, new flue, and raised patio – Approved

2021/0490 - Proposed extension to dwelling to form annexe – Approved

2021/1556 - Lawful development certificate for proposed detached garage – Refused, garage not PD

2021/1711 - Erection of agricultural building – Live application

Policy Context

Planning decisions 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 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

The site is located in the Green Belt where Local Plan Policy GB1 confirms that the restrictions to development as set out in the NPPF apply.

Paragraph 149 of the NPPF states:

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

a) buildings for agriculture and forestry;”

Other relevant policies are:

SD1 'Presumption in Favour of Sustainable Development'.
GD1 'General Development'
LG2 'The Location of Growth'
T3 'New Development and Sustainable Travel'.
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
LC1 'Landscape Character'
GB2 'Extensions and Alterations in the Green Belt'
GB4 'Agricultural Workers Dwellings'
HE1 'The Historic Environment'
HE2 'Heritage Statements and general application procedures'
HE3 'Development affecting Historic Buildings'
BIO1 'Biodiversity and Geodiversity'
CC1 'Climate Change'
CC2 'Sustainable Design and Construction'
CC3 'Flood Risk'
CC4 'Sustainable Urban Drainage'
CC5 'Water Resource Management'
RE1 'Low Carbon and Renewable Energy'
CL1 'Contaminated and Unstable Land'
Poll1 'Pollution Control and Protection'
AQ1 'Development in Air Quality Management Areas'

Neighbourhood Plan (NP)

The Penistone NP sets the guidelines for the development of the town to 2033 in accordance with the Vision and 10 Objectives. Policies relevant to this application include:

BE2 - Protection and enhancement of local heritage assets, Including Hoylandswaine Conservation Area.

SPD's

- Removal of Agricultural Occupancy Conditions
- Parking
- House Extensions and Other Domestic Alterations

NPPE

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.

Consultations

Highways – 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.

Drainage – No objections, can be signed off to Building Control.

Penistone TC – No comments or objections

Representations

The application was advertised by neighbour letter and a site notice. One objection has been received raising concerns regarding the suitability of the farm access to the south of the site, querying the status of the site as a working farm based on the number of sheep owned and the amount of land held as well as because the recent extension to the farmhouse was stated to be necessary to accommodate the wider family so care can be given to the current owner due to ill health.

Assessment

The site is located in the Green Belt where Local Plan Policy GB1 confirms that land is protected from inappropriate development in accordance with National Planning Policy.

The NPPF confirms that agricultural buildings are appropriate development within the Green Belt under the exceptions at paragraph 149. However, with regards to this application there is doubt as to the need for the proposed building based on previous evidence provided with recent applications on the site. This includes that the intensive poultry business on the site has ceased, that the farm owner's family were moving on site to provide care and that a large garage of the same scale and design was applied for as a residential extension / outbuilding.

No evidence has been provided with this application relating to the scale of the existing agricultural business other than stating there are 49 sheep on the site. No financial details have been provided and there is no justification for the scale of the building proposed or detail as to what vehicles are to be stored in it nor their use on the agricultural holding. The scale of land held or used for agriculture is also not confirmed but this was limited to the field to the north and south of the farmhouse when the agricultural workers dwelling was approved in 2001.

In terms of the design and location of the building, it is proposed to be adjacent the farmhouse and is designed to be in keeping with the character of that building, with similar materials also proposed. The block plan shows the adjacent trees and states that these will be retained. However, the building is sited very close to the trees and no tree survey has been provided or arboricultural impact assessment. It is therefore not possible to assess the actual impact on trees.

No concerns have been raised with regards to highway safety or drainage.

Based on the above, there is insufficient evidence to judge if the proposed building is needed to support a viable agricultural business and therefore if the impact on the Green Belt is acceptable. In addition, insufficient information has been provided to assess the impact on trees.

Recommendation – Refuse