

George Henshaw

Erection of building to form agricultural
machinery storage, workshop and stables

Roger Royd Farm,
Whinmoor Lane,
Silkstone,
S75 4NL

Planning Statement

For Mr. Jim Logan
May 2025

Contents

1	Introduction	3
2	The Proposed Development	3
3	Planning Policy Context.....	3
	Barnsley Local Plan	3
	National Planning Policy Framework	3
4	Conclusions.....	4

Prepared by

George Henshaw Limited

46 Bridge Street. Belper, Derbyshire, DE56 1AX
Enquiries@wakebridge.co.uk

May 2025

1 Introduction

- 1.1** This supporting statement has been prepared on behalf of Mr. J. Logan in support of his application for a new agricultural building at Roger Royd Farm, Whinmoor Lane, Silkstone.

2 The Proposed Development

- 2.1** The application proposes a single agricultural building, measuring 15.5m long by 5.5m wide. The land falls from west to east and therefore the building has a split level, with a consistent eaves and ridge height across the two levels. The lower level will have a tractor store and mezzanine above for the storage of hay. The eaves height will be 3.5m-4.5m and a ridge height of 4.1m-5.1m.
- 2.2** The building will be of a steel portal frame with steel profiled cladding to the walls and roof. The building will have two roller shutter doors and an open bay for the trailer.
- 2.3** The proposed agricultural building is to be used for the storage of agricultural machinery necessary for maintaining the applicant's landholding, which extends to twelve acres. The building contains a hay store mezzanine and stables for the applicant's horses.

3 Planning Policy Context

- 3.1** Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the content of the development plan, unless material considerations indicate otherwise.
- 3.2** This section provides a summary of the key elements of development plan policy relating to the site, to the proposed use, and to the uses that will be replaced by the new development. It also considers relevant national planning policy and guidance, and the Council's evidence base, where those comprise material considerations that may carry some weight in the determination of the planning application. The Development Plan comprises the Barnsley Local Plan (2019) which sets out the strategic policies for the area.

Barnsley Local Plan

- 3.3** The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national green belt policy. Policy D1 'High Quality Design and Place Making' states that development will respect 'landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features'.

National Planning Policy Framework

- 3.4** Paragraph 154 of the NPPF states that "development in the Green Belt is inappropriate unless one of the following exceptions applies: a) buildings for agriculture and forestry". The proposal is therefore compliant with Green Belt policy.

4 Conclusions

- 4.1** This supporting statement has been prepared on behalf of Mr. J. Logan in support of his application for a new agricultural building at Roger Royd Farm, Whinmoor Lane, Silkstone.
- 4.2** Agricultural buildings are to be considered appropriate development within the Green Belt. The applicant has no other agricultural buildings on his landholding and the scale of the proposed building is considered commensurate with the size of the holding, which extends to 12 acres currently under control. The use of green metal cladding respects the character and appearance of the area and is appropriate for the agricultural context.

George Henshaw Limited

May 2025

Contact Details

All Enquiries

George Henshaw
enquiries@wakebridge.co.uk

George Henshaw Limited

46 Bridge Street, Belper, Derbyshire, DE56 1AX

Copyright © 2025. George Henshaw Limited. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. George Henshaw Limited does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of George Henshaw Limited.