BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0519
Proposal	2026 0519 Slurry Lagoon to Provide 6 Months Storage of Slurry Gunthwaite Hall Gunthwaite Lane Gunthwaite
Address	Gunthwaite Hall, Gunthwaite Lane, Gunthwaite
Date of Consultation Reply	151026
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural of historic interest

Policy

NPPF HE4: Securing the conservation of heritage assets

NPPF HE5: Assessing effects on heritage assets

NPPF HE6: Proposals affecting designated heritage assets

Barnsley Local Plan HE1 The Historic Environment
Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

The application seeks planning permission for a slurry lagoon on land to the west of the farmstead at Gunthwaite Hall. The dairy farm currently stores slurry in an existing lagoon with capacity for three months; however, because the holding lies within a nitrate-sensitive zone, six months' storage is required. The proposed lagoon would be positioned at the western edge of the site, beyond the modern portal-framed barns and adjacent to the access track serving the fields beyond. It would measure approximately 25 metres by 20 metres by 3 metres, have a gross area of 500 square metres and be enclosed by a 1.3-metre-high safety fence. Although the farming operation is modern, the building stock to the east includes several historic and highly graded listed buildings. The wider Gunthwaite Hall group also includes the separate Gunthwaite Hall Farm, whose agricultural operation lies to the east.

Historic Context

The proposed lagoon site lies to the west of the principal historic buildings, including Gunthwaite Barn, Gunthwaite Hall and Gunthwaite House. Together, these buildings form a small historic hamlet of considerable heritage significance. Six listed buildings are situated approximately 150 metres to the east, including the Grade I listed Gunthwaite Barn (NHLE 1151106) and the Grade II* listed stable range at Gunthwaite Hall (NHLE 1151107). The two farmsteads also contain several attached and curtilage-listed structures, together with large modern portal-framed agricultural buildings to the north, east and west of the historic core. Gunthwaite Barn is of exceptional

architectural and historic interest and is a heritage asset of international significance. It is an exceptionally complete mid-16th-century aisled barn, built for Godfrey Bosvile and altered around 1800 and again in the late 20th century. It retains substantial stone and timber-framed fabric, multiple cart entrances, ventilation slits, close studding and a highly significant internal structure of twelve king-post trusses with extensive arch bracing and stop-chamfered detailing. Notwithstanding later alterations and additions, it remains an excellent and rare surviving example. The Grade II* stable range to the west is also highly significant. Dating principally from 1699, with an adjoining 18th-century range, it was built for Godfrey Bosvile III. The two-storey building is constructed in coursed stone beneath a later sheet roof and retains inscribed and quoined doorways, mullioned and transomed windows, hoodmoulds, gable copings, ball finials, the eroded Bosvile coat of arms and dovecote openings. Internally, the principal range retains six king-post roof trusses, elements of 17th-century panelling and nesting boxes, while the adjoining former milking parlour contains a cruck truss. Although modern agricultural buildings are interspersed with the historic fabric, the historic farmstead retains a high degree of individual heritage significance and strong group value.

The setting of the Gunthwaite Hall group extends into the surrounding agricultural land and reflects the historic and continuing functional relationship between the farmstead and its fields. However, this setting has been materially altered by the introduction of several large modern agricultural buildings, including those situated to the west of the historic core and close to the proposal site.

The Proposal

Intervening modern farm buildings, vegetation and landform screen the proposal site, preventing direct intervisibility with the immediate settings of the Grade II* stable range at Gunthwaite Hall (NHLE 1151107) and the Grade I listed Gunthwaite Barn (NHLE 1151106). The lagoon itself would have no appreciable upstand beyond the surrounding safety fence and would therefore be difficult to see in longer views from fields to the west. Several large modern agricultural buildings and structures lie to the east of the site, including barns, storage buildings, machinery and a tall silo or hopper. These features both screen the development site and diminish the contribution that this part of the farm makes to the wider landscape setting. The proposed lagoon would therefore occupy a comparatively less sensitive location and would be unlikely to erode the setting or significance of the listed buildings.

Conclusion

The proposal would result in only a minor change within the wider landscape setting and would not affect any area of setting that contributes positively to the significance of the listed buildings. Consequently, I feel the proposal would cause no harm to their significance, including the contribution made by setting. As a result, it would preserve the special architectural and historic interest of the listed buildings and their settings in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also accord with NPPF policies HE4–HE6 and Barnsley Local Plan policies HE1 and HE3. I therefore raise no objections on conservation grounds.

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View looking East along access track towards Gunthwaite Barn

NO OBJECTION*		

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Given the sensitivity of the historic setting, the exceptional significance and high-grade designation of the nearby heritage assets, and the apparently undeveloped character of the application site, the land may have archaeological potential. The South Yorkshire Archaeology Service should therefore be consulted on the application for advice.

Planning Obligations required: