Castle Hill House, Penistone S36 8AN – Shepherd Hut – July 2023 v.3

Development Proposal

Change of use for paddock area to mixed used including paddock and short term let / activity space with the erection of a detached Shepherds Hut.

Development Usage

The proposal is for the Shepherd Hut to have dual use as short-term self-catering accommodation for hire for outdoor sport and recreation and for use as an office in conjunction with the applicant's employment to enable working at home.

Executive Summary of Development

Both the local authority and the applicant acknowledge that the proposed development involves siting a shepherd hut at the location, which is of a relatively small scale. It is also agreed that the Shepherd Hut will not be visible from the street or nearby public areas. However, due to the planning history of the site and its location within a designated Green Belt (GB) area, as well as the intended hybrid/multiple uses of the hut, both parties agree that a more thorough examination of certain planning policy aspects is required. These specific points of planning include:

- Whether the proposal would be inappropriate development in the Green Belt, having regard to the National Planning Policy Framework (NPPF) and any relevant development plan policies;
- The effect of the proposal on the openness of the Green Belt;
- Whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the proposal.

The current application 2023/0429 is householder planning permission and is to be amended to a full application.

The response to the policy points below summarise that this development of a Shepherds Hut at Castle Hill House due to its intended use, acceptable appearance, its small scale, and its proximity to existing development concludes that the harm to the openness of the Green Belt would be very limited. Whilst substantial weight is to be given to any harm to the Green Belt, this is to be set against the contribution of the proposal to the rural, outdoor recreation and tourism economy in the area, which attracts considerable policy support.

Policy context and site history

Further to approved application 2017/1429;

- *Condition 4* - permitted development rights have been removed for the site. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.*

Historically following additional application, developments following this condition made in 2017 have been granted - approved application 2020/1043.

Application has been made 2023/0429 under householder planning permission, however due to the mixed development usage as previously advised a more detailed full application has been advised to be submitted.

Assessment of development against relevant Planning Policy

NPPF / Barnsley Local Plan / Penistone & Oxspring Neighbourhood development plans

National - NPPF para 149 (b)

- *b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

Paragraph 149 sets out that the construction of new buildings in the Green Belt should be regarded as inappropriate but identifies a list of building types that may be considered to be exceptions. Paragraph 149(b) allows for the provision of appropriate facilities, in connection with the existing use of land or a change of use, for outdoor sport and outdoor recreation, amongst other things, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The proposed Shepherd Hut development aims to cater to a diverse range of outdoor enthusiasts, including fishing, bird watching, water sport users, climbers, cyclists, and walkers. It will provide convenient access to the nearby licensed fishing facilities of Castle Dam (100m), Underbank Reservoir for water sports (3.5 miles), the Trans-Pennine trail for walking and cycling (500m) which goes onward to a robust network including Wharncliffe Crags for climbing (6.2 miles).

Being so close to a number of facilities and local green spaces as outlined in the Oxspring NDP gives more opportunity for the development to facilitate access to outdoor sport and recreation. Moreover, on publication the project via the planning notice an approach has been received that presents an opportunity for a potential partnership with a local outdoor pursuits company, enabling the expansion of their offerings to a broader audience. This collaboration would contribute to the local economy by attracting groups interested in participating in outdoor sports and recreational activities in the surrounding area, thus fostering additional economic growth.

Barnsley Local Plan - Spatial Strategy

- *5.55 We want Penistone to be the main local focus for development in the borough's rural west, facilitating its renaissance as a market town and maximising its tourism role. Penistone is the main centre for the surrounding villages and we want to consolidate this role through the plan period. The town centre has undergone regeneration with a supermarket and market hall that have been operational since 2010.*

The local plan places a strong emphasis on Penistone, situated in the western part of the borough, and actively supports its revitalization as a vibrant market town while maximizing its potential as a tourist destination. The proposed development, although small aligns perfectly with this vision, as it will further encourage and enhance the special strategy by fostering increased economic activity within the local area. By attracting more visitors, stimulating tourism, and promoting business growth, the development will contribute to the ongoing rejuvenation of Penistone, adding value to the town's overall appeal and long-term sustainability.

Barnsley Local Plan - Economy

- *8.1 The National Planning Policy Framework is clear that the Government is committed to securing economic growth, and that the planning system must do everything it can to support sustainable economic growth.*
- *8.2 Barnsley's economy is too small and needs to grow significantly if it is to fulfil its potential, benefit local people and maximise its contribution to the Leeds and Sheffield City Region economies.*

Both points highlight the importance of sustainable economic growth and the planning system's role in achieving it. The proposed development although small aligns with these objectives by promoting economic activity in Penistone. It stimulates tourism, supports local businesses, and contributes to the overall regional prosperity in Barnsley. The development also prioritizes sustainable growth, balancing economic advancement with the preservation of the area's unique character and natural assets. In summary, it aligns with the NPPF's principles and aims to strengthen Barnsley's economy for the benefit of residents and its contribution to the Leeds and Sheffield City Region economies.

Barnsley Local Plan - Policy E5 Promoting Tourism and encouraging Cultural Provision

- *We will promote tourism and encourage the growth and development of cultural provision by:*
  - *Encouraging the provision of a wide range of venues and opportunities for cultural activity;*
  - *Safeguarding and sustaining existing cultural provision;*
  - *Promoting the existing cultural provision and tourism offer (for example museums, theatres, accommodation and hospitality); and*
  - *Encouraging the growth of the tourism business sector.*
  - *Major new tourist and cultural facilities will be focused within existing centres where possible.*
  - *Tourist related development in rural areas will be protected and encouraged to support and diversify the local economy, subject to the requirements of Policy E6 Rural Economy.*

The development fully supports Policy E5, which promotes tourism and cultural provision in Penistone. Our focus is on nurturing Penistone's potential as a market town and enhancing its cultural offerings. Helping to safeguard existing cultural provision (e.g Penistone Cinema, St Johns Church) and promoting tourism attractions (e.g Cannon Hall Country Park and Farm). We also recognize the value of rural tourism to diversify the local economy. Our goal is to create a small destination that benefits residents, visitors, and the overall prosperity of Penistone.

Barnsley Local Plan - Policy E6 Rural Economy

- *We will encourage a viable rural economy by allowing development in rural areas if it:*
  - *Supports the sustainable diversification and development of the rural economy;*
  - *Results in the growth of existing businesses;*
  - *Is related to tourism or recreation; or*
  - *Improves the range and quality of local services in existing settlements.*
  - *Development in rural areas will be expected to:*
  - *Be of a scale proportionate to the size and role of the settlement;*
  - *Be directly related, where appropriate, to the needs of the settlement;*
  - *Not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area;*
  - *Consider the re-use of existing rural buildings in the first instance; and*
  - *Protect the best quality agricultural land, areas of lower quality agricultural land should be used for development in preference to the best and most versatile land.*

The proposed Shepherd hut accommodation aligns with Policy E6, which encourages a viable rural economy. The development supports the sustainable diversification of the rural economy, particularly in relation to tourism and recreation. It is of a proportionate scale to the settlement, directly serves the needs of the area, and does not harm the countryside, biodiversity, Green Belt, landscape, or local character. Overall, our development adheres to the principles outlined in Policy E6 for supporting a thriving rural economy.

The effect of the proposal on the openness of the Green Belt. Barnsley Local Plan - Policy GB1

- *Green Belt will be protected from inappropriate development in accordance with national planning policy.*

The proposed development is located within designated Green Belt. It is worth noting that the new hut would be surrounded on two sides by existing built structures, namely the house and garage, and is further complemented by established planting on the western and north easterly side. While it would be visible from the public footpath running east and west of the site, the hut would harmoniously blend into the backdrop of the existing development. Given its small size and scale, as previously confirmed, the hut would be inconspicuous in this setting. As a result, although there would be a reduction in openness, the presence of the existing development and well-established planting act as effective mitigating factors, ensuring any impact on the Green Belt remains minimal. Photos are available within the application (PHOTO 1) and following the Planning Officers Visit to site on the 7th July 2023.

Penistone & Oxspring Neighbourhood Development Plans - Penistone Local Economy Policy

4.3.4 LE4: Increase tourism and the local economy

- *Penistone has a need to increase tourism into the town and continue to develop the local economy. In order to do so, it is necessary to secure the heritage and identity as the highest market town in England. The remaining rural landscape surrounding the town centre presents a refreshing and picturesque back-drop that will attract visitors to the town and feed the local visitor economy.*

Oxspring - Policy OEMP1 Supporting a Sustainable Rural Visitor Economy

- *Proposals which support a viable rural economy are encouraged subject to compliance with Local Plan Policy E6 Rural Economy. Schemes will be encouraged which provide cafe and catering facilities, and short stay or overnight accommodation, through sensitive conversion of existing buildings. Adequate provision of visitor parking and suitable traffic management measures must be provided. Proposals will be encouraged which provide local community events which could bring visitors to the area, such as themed festivals, specialist markets and sporting activities.*

Oxspring - Policy OEN3 Planning for Climate Change

- *Development proposals will be considered in relation to the need to respond and adapt to the effects of climate change, particularly through the location of new development, design and construction techniques, renewable technologies, landscape and historic environment management, biodiversity, flood risk management and the use of green infrastructure.*
- *Proposals for development which includes additional space to support homeworking will be encouraged. New developments will be considered in relation to the need to take account of landform, layout, building orientation, massing and landscaping to maximise energy efficiency and minimise energy consumption. Where possible development shall contribute to new or improvement to existing green infrastructure.*

Both the Oxspring and Pensitone NDPs actively promote local development that add to the local economy and enabling working at home and the installation of green energy and are therefore supportive of this development It should also be noted at this point that the at the Oxspring Parish Council Meeting 4/7/2023 that there were no objections to the proposed development 2023/0429.

https://www.oxspring-parish.com/sites/oxspring-parish.com/files/council_meeting_minutes/jul23mins.pdf

Additional Relevant Policy

- Oxspring NDP - Policy OEN1 Protecting and Enhancing Natural Biodiversity Assets and Green Infrastructure
  - Development delivers enhanced planting of wildflower paddock
- Oxspring NDP - Policy OEN4 Landscape and Building Design Guidelines for New Development
  - Considered within the design with British Cedar clad feather edge boarding for the walls and juniper green roofing sheets
- Oxspring NDP - Policy OM1 Improving Accessibility to the Trans Pennine Trail (TPT) and Other Routes
  - Site provides direct access via footpath to the TPT and includes ramped access from the facility.

Visual Amenity

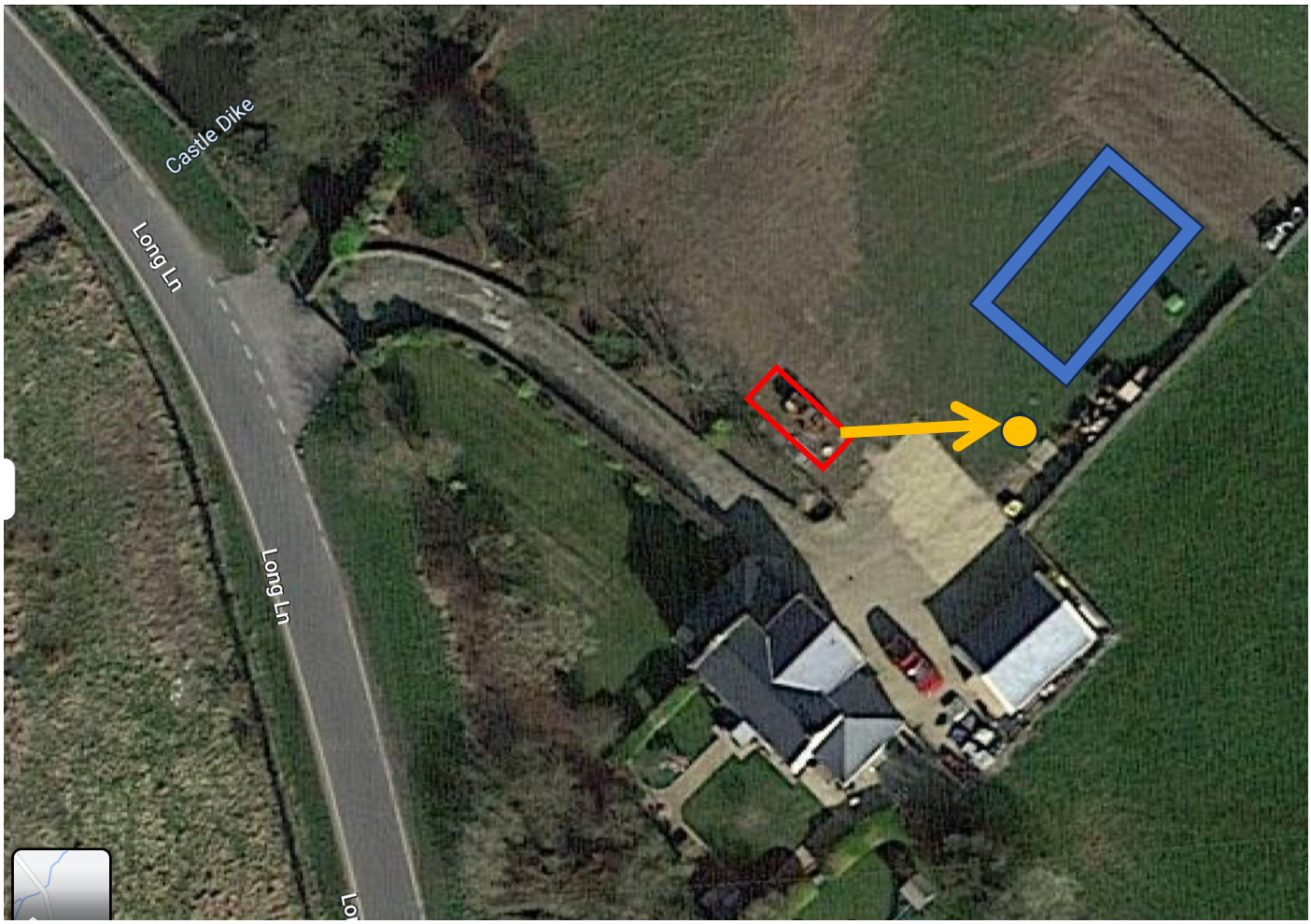
The siting of the Shepherd hut will be barely visible from Castle Lane as can be seen within the photos provided and included with this application (PHOTO 1). The aspect of the plot is shielded by its height and the existing dry stone boundary wall alongside well established planting within the plot. Overall the main dwelling will remain the dominant feature.

Conclusion as to whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the proposal.

Due to its intended use, acceptable appearance, its small scale, and its proximity to existing development the policy review concludes that the harm to the openness of the Green Belt would be very limited. Whilst substantial weight is to be given to any harm to the Green Belt, this is to be set against the contribution of the proposal to the rural and tourism economy in the area, which attracts considerable policy support as can be evidenced by the Local and Neighbourhood Plans.

Appendix 1

Siting & Drainage Proposal – Siting of Shepherd Hut within 0.5 acre paddock showing route to existing 3800 litre septic tank (marked orange) and associated drainage field (marked blue).



Design Notes

- External British Cedar Feather Edge Board / SIPs (Structural Insulated Panels) Roof and Wall construction on wheeled steel shepherd hut base / Curved Forest Green Plastisol Roof Sheets
- Gravel Base to include ground mounted Solar Panel Array
- Dimensions –7.65m x 2.45m

Design Example

