

Application Reference Number:	2025/0248
Proposal Description:	Conversion and improvement of redundant outbuilding to create communal garaging and storage
Location:	New Chapel Farm, Chapel Lane, Penistone, Barnsley, S36 6AQ

Recommendation:

Approve subject to conditions

Site Description

New Chapel Farm is located on the south side of Chapel Lane approximately 0.9KM south-southeast of Penistone town centre. The site comprises of the main farmhouse, Hadfield House (a worker's cottage) next to the main farmhouse, a courtyard of traditional stone barns and outbuildings to east of the existing dwellings and a collection of modern farm buildings to south that are used primarily for the farms diversified use in the maintenance, repair and sale of agricultural vehicles.

Planning History

Application Reference	Description	Status
2024/0788	Single storey side extension to single storey detached dwelling	Approved subject to conditions
2020/0094	Installation of 2x36kw biomass boilers and all associated works (Retrospective)	Approve subject to conditions
2018/0241	Use of land and buildings for the purposes of agriculture, purchase, sale, repair, service and maintenance and hire of agricultural machinery (Certificate of Lawfulness)	Granted
2017/0631	Erection of side extension to dwelling	Approved subject to conditions
2005/1437	Erection of side single storey extension to dwelling and detached garage	Approved subject to conditions

Proposed Development

The applicant has proposed the conversion and improvement of a redundant outbuilding to create a communal garage and storage. The scheme would include altering and extending the existing barn provide extra garage and storage space for the existing residential and business

use. The extension/roof change would measure approximately 17.8m (L) x 7m (W) and would change the internal layout of the building.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

- Local Plan Allocation – Urban Fabric
- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy BIO1: Biodiversity and Geodiversity

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England.

It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

Highways – No objections.

Conservation – No objections.

Pollution Control – No objections subject to the following conditions:

- During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
- There shall be no burning of any material on the development site during the demolition and construction phases.

Ecology – No objection subject to the following condition:

- The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.
 - At least 1 no. integrated bat roosting box and integrated swift box and bee brick to be installed in suitable locations within each building on site.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. A site notice was posted at the site.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial

- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The development is situated in the Greenbelt within Penistone where the construction of certain new buildings is classed as inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight is given to any harm to the Green Belt and very special circumstances do not exist unless the potential harm to the Green Belt and any other harm is clearly outweighed by other considerations.

The building is existing and was included as part of the structures that gained a certificate of lawfulness for use of land and buildings for the purposes of agriculture, purchase, sale, repair, service and maintenance and hire of agricultural machinery in 2018. The use proposed, garaging of vehicles and storage would be in connection with the existing workers dwelling and overall commercial use of the site. In view of this, Policy GB2 would be of most relevance which states that:

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.
- Dividing an existing house to form smaller units of accommodation.

The proposal would fall within the second point as an alteration of a building where the extent of the alterations would not exceed the size of the existing building. Given the alterations would also be contained largely within the courtyard area it would also preserve the openness of the surrounding Green Belt and not have a significant impact on the character or appearance of the Green Belt

Policy GB2 also states that all such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

These aspects are discussed in more detail below:

Residential Amenity

The site is situated next to but not within the domestic curtilage of Hadfield House. The proposal would be for the use of storage and as a communal garage. However, it is close enough that it could have a detrimental impact on other residential properties which are situated nearby and as such pollution control have been consulted. They have therefore asked for the following conditions to be attached to protect nearby residents:

- During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays
- There shall be no burning of any material on the development site during the demolition and construction phases.

These conditions are acceptable and well founded and as such shall be attached if the proposal is granted. Significant weight has been given to these comments considering the planning balance of the application.

Visual Amenity

The site is situated away from the highway and is away from the highway. The conversion and changes could be considered to be an improvement of the site as it would be taking an unused building and making it usable again. Therefore, it could be argued that the changes would improve the visual amenity of the site for the owners and those who visit, as it cannot be seen from the road or other properties. Moderate weight has been given to these comments considering the planning balance of the application.

Conservation

The Council's Conservation Officer has been consulted upon on this application, and they have made the following comments in regard to the proposal:

The barn in question is undesignated (as are the other barns and buildings on site) but has some minor heritage interest in its surviving original envelope and features on the southeast elevation. The building is effectively two storeys to the southeast, but the first floor is level with the upper northern yard area due to the steep gradient. There is a low undercroft area that is accessible from the south. The barn is of some age, being visible on the first edition 1850 OS map. The adjacent farmhouse has at some point lost its roof. Stonework above the southeastern upper windows and the eaves have also been reduced by a couple of courses. In its place, a low pitched monopitch roof with profiled sheeting has been introduced, eroding the character and appearance of the barn. The building has also been extensively encroached upon by modern barn buildings and other structures to the south and southwest that serve the business use (farm machinery sale & repair). The application seeks permission to widen the footprint (to the north) which would allow the installation of a decently pitched slate roof. To the south, the building remains relatively unaltered, but the northern elevation would be re-built to

accommodate the deeper footprint. The plans indicate the use of natural sandstone for the rebuilt walls, with sandstone quoins and sawn stone dressings. The garage doors are to be timber, vertically boarded, and the new pitched roof is shown as natural slate. To the south, the elevation is little changed other than the new stone above the existing upper floor openings to reinstate the pitched roof. Clearly, there is some loss of fabric given the northern elevation wall is to be rebuilt north of its existing position. However, I'd suggest this is acceptable given the new roof covered in natural slate, the use of sympathetic materials and the fact the southern elevation remains more or less unaltered. Overall, the (relative) low heritage significance allied to the sympathetic design and materials mean I have no objections to the proposal.

The Planning Officer concurs with the Conservation Officer's comments as they are sound in judgement. Significant weight has been given to these comments considering the planning balance of the application.

Ecology

The applicant has provided a Preliminary Roost Assessment (PRA) and bat emergence survey report has been provided to support the application. Building 1 was afforded negligible potential due to the absence of bat roosting features and building 2 was assessed as having low bat roost potential due to the presence of some minor features that may be suitable for individual roosting bats. As such, a single dusk emergence survey was undertaken, with no bats recorded during the emergence survey.

"The Council's Ecology Officer was consulted upon has stated that they are content with the reports provided and the findings. However, the emergence survey was not undertaken in line with BCT Good practice Guidelines 4th Edition, that states in paragraph 7.2.8 that surveys should usually be carried out using Night Vision Aids (NVAs), the survey of building 2 was not supported by the use of NVAs. Paragraph 7.2.10 goes on to state that a still shot must also be taken at the darkest point of the survey. The ecologists did not follow this guidance and have not provided within the ecology report a justification as to why".

Whilst the Ecology Officer does not object to the proposal, the bat surveys have not been undertaken in line with best practice guidance. Requesting the applicant undertake additional bat activity surveys when only one common pipistrelle was recorded during the survey last August would likely not result in a different outcome and would result in a delay to the application. However, they have requested that this information should be forwarded onto the consultants to ensure that this does not occur again.

They have requested the following condition to be attached to the application if approval is granted:

- The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.
 - At least 1 no. integrated bat roosting box and integrated swift box and bee brick to be installed in suitable locations within each building on site.

The planning Officer concurs with the judgement of the Ecology Officer and as such will be attached. Considerable weight has been given to these comments considering the planning balance of the application.

Highways Safety

The Councils Highways Officer has been consulted upon on this application and they have stated that they would welcome the increase of off-street parking at the site. As such they have deemed that it would be a benefit in terms of highway safety and therefore raise no objections to the scheme. The Planning Officer concurs with the highway officer's judgement and as such is acceptable. Moderate weight has been given to these comments considering the planning balance of the application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and however, as there have been no objections from any neighbours or residents. The previous prior approval application was approved and thus the current application is recommended for approval, subject to conditions.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.