Michael Clynch
Architect, Town Planner, Property Consultant
DIP.ARCH. DIP.T.P. A.R.I.B.A. F.R.S.A.
14 Huddersfield Road
Ingbirchworth
S36 7GF

01226 766308

19 August 2021

Laura Bennett
BMBC
Planning, Development Control
Barnsley.

Dear Laura,

Westfield Farm 2021/0453

1. There has been some adjustment to the above application. Due to the planning delay the prospective tenants have had to pull out from the proposed space because their Sheffield landlord insisted on their lease renewal and they had nowhere suitable to relocate to.

   A new tenant, Paul Lemons of AGF Ltd set up in 2020, is an ideal tenant and wishes to take the space. The main business, which is a one person company, builds battery and electronic kits for automatic doors and gates, fittings for security keypads and locks and some light fabrication of railings and gates. He resides in Mapplewell. The work currently operates from his van and on site. His business cannot keep up with demand and he needs a secure base for his equipment, especially during the Winter.

   Mr. Lemons currently works part time at the applicant's farm maintaining and repairing Mr. Maw's equipment. He works generally in the local agricultural area repairing farm equipment with his mobile van and updating much required security systems. This available barn space will allow his business to become more convenient locally and more sustainable long term. The rental income for Mr. Maw is a helpful diversification income with no disturbance to his farm or neighbours.

   Over a decade Mr Maw has greatly improved the immediate farmstead, removing scrap and vermin, lowering buildings to improve the outlook of his neighbours, planting orchards and flowers and building new drystone walls. The drive serving the barn in question was created in order to move legitimate traffic away from houses. These houses were built or converted in the 1980s when the farm was a working dairy and a registered HGV operators centre.

The totally unnecessary objections raised to this small project by the neighbour have caused my client a great deal of annoyance in the circumstances and is unjustified in all aspects.

2. The proposed working hours are set out in the form but a great deal of the time will be spent in the field of operations in agricultural fields around Penistone and sometimes elsewhere. Other than Mr. Maw it is unlikely that anyone will see any evidence of his presence.

3. I have supplied details of the floorspace on the plan and photographs. I have already stated that there will be no internal alterations or partitions required.

4. I have marked a van space which will be used. At his location the parking and road is ten metres wide and has no impact.

5. Mr. Maw himself has business space fully let at Lawrence Works in Springvale and no suitable premises in Penistone or Springvale is available. AGF favours this intended location for obvious and reasonable operational requirements.

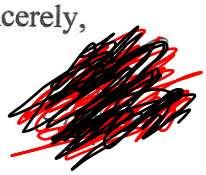
6. The changes to the use classes order was intended to provide flexibility is use. The use Class E is highly appropriate for the intended purpose. It clearly is commercially difficult if the tenant in any building needs to move out and the landlord has to seek a new tenant planning permission each time it happens. This is surely directly opposed to Government policy. I understand that the building is in Green Belt and some E uses will not be fit for the building (or ever introduced) We are quite happy to have a planning condition *specifically* restricting the building use in the former B1 category i.e. office, research and development and light industrial process. This is a working farm in the main and the tenant actually works on farm equipment.

   Mr Maw will only be interested in the above uses if absolutely necessary. A planning obligation could be acceptable (p15. NPPF) but hopefully this is an avoidable and unnecessary expense.

   The diversification of the farm is supported generally and I hope this can be urgently agreed.

I am also sending photographs and drawings by post to you.

Yours sincerely,



18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐	450	216	216	—
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER		☐				
Please Specify		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	1		
Proposed employees	2 IN FUTURE MAY BE REQUIRED.		

20. Hours of Opening

NORMAL DAY-TIME WORKING HOURS WILL BE AGREED (8.30 AM – 6.00 PM) AGREED.

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area