
2021/1413

Applicant: Alan Dickinson

Description: Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed

Site Address: Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG

Site Location and Description

Annat Royd Farm is located to the south west of Ingbirchworth, off Spicer House Lane. The farmstead is set well back from the road and comprises a Grade II Listed 'L' shaped barn and Grade II Listed Farmhouse set in a courtyard formation with a single storey store to the east edge of the courtyard. The milking parlour is to the south of this store and is largely fallen down. A stone walled orchid and garden area is to the south.

In addition to the historic farmyard, there are a number of modern steel framed barns and storage buildings to the north, west and south.

Proposed Development

It is proposed to demolish the remains of the milking parlour/shed and store and to build a new dwelling on the combined footprint. The dwelling will be a single storey building with 3 bedrooms (one-ensuite), shower room, family bathroom, office, sitting room and kitchen/diner with utility.

The design replicates the scale and massing of the former milking parlour/shed and store, with a flat roof extension linking them.

The design approach for the milking parlour and store remains traditional with smaller paneled windows, whilst the link extension is more modern with larger expanses of glazing.

Planning History

2013/0106 – Erection of Agricultural Portal Framed Storage Building – Approved

2020/0955 - Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed (Listed Building Consent) – Refused

2020/0956 - Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed – Refused

2021/0865 – Prior Notification – Agricultural – Prior Approval Not Required.

2021/1442 - Prior Notification – Agricultural – Prior Approval Not Required

History for the adjacent Far Royd Moor Farm, also owned by the Dickinson family

89/0728 – Erection of dwelling (agricultural justification) - Refused

91/0368 – Conversion of existing farmhouse to form two dwellings - Approved

2003/0160 – Erection of two storey extension to form granny annex to dwelling - Approved

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

Local Plan Policies

The site is allocated as in the Green Belt in the Local Plan where GB1 applies, protecting the Green Belt in accordance with National Planning Policy.

Policy GB4 allows for a permanent agricultural workers dwelling provided that:

- They support an existing agricultural activity on a well-established unit;
- There is clearly an existing functional need which relates to a full time worker;
- The unit and the agricultural activity have been established for at least 3 years and profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so;
- The functional need could not be fulfilled by another existing dwelling on the unit or in the area which is suitable and available.

Development will be expected to:

- Be of a size commensurate with the established functional need;
- Be sited directly adjacent to existing buildings wherever possible;
- Be of a standard of design and respect the character of its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety.

Other relevant policies include:

SD1 Presumption in Favour of Sustainable Development

GD1 General Development

H4 Residential development on small non-allocated sites

T4 New Development and Transport Safety

D1 High Quality Design and Place Making

HE1 The Historic Environment

HE2 Heritage Statements and general application procedures

HE3 Developments affecting Historic Buildings

BIO1 Biodiversity and Geodiversity

CC4 Sustainable Drainage Systems

Poll1 Pollution Control and Protection

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of

doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Air Quality – An EVCP is required.

Biodiversity – No objections

Conservation Officer – No objections, detail is in the report below.

Demolition – No comments but previously advised that the building is exempt from any requirement to submit a Section 80 Notice of Demolition under the Building Act 1984.

Drainage – No comments, deferred to Building Control

Highways – The proposed dwelling is to be located within the middle of an existing farmstead some 285m from the highway. The farm access junction is satisfactory and there is ample room to park and turn within the site. As such, it is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highway's development control perspective.

Pollution Control – No objections

Yorkshire Water – No observations based on the submitted information.

Representations

The application has been advertised by way of a site and press notice. No comments have been received.

Assessment

Local Plan Policy GB4 is the starting point for assessing this development.

The proposed development is for an agricultural worker dwelling. The planning application is supported by information including the profit and loss accounts for the business for the 3 years to April 2020 which confirm the farm is turning a profit and that the income from the wind turbines is split between the family members. It is therefore accepted that this is a well-established farm business which is financially sound.

The applicant has provided additional information with the application regarding the functional need for a dwelling and an additional full-time worker on the site. Previously it was felt that this aspect of the justification for the dwelling was insufficient and that as the business includes 3 dwellings on the Far Royd Moor site, all of which are occupied by family members who work on the farm, a second dwelling for Annat Royd Farm was unjustified.

The proposed occupant of the dwelling is living off site currently, in Lower Denby which is circa 3 miles away and travelling to work everyday, sometimes more than once. Currently, only one worker lives on site at Annat Royd Farm with his family. Far Royd Farm is circa 1 km away, both accessed by long tracks from Spicer House Lane. Both farms are in isolated locations.

Overall man hours have been provided using the John Nix Farm Management Pocketbook (2021) which sets out standard man days (SMD) as a method for calculating labour requirements. The calculation has confirmed that there is a need for 2.7 full time equivalent staff on the Annat Royd Moor site.

In addition, evidence submitted with this application confirms that the two farms operate under the same business but that they run different aspects. Both are dairy farms, however, the main milking herd is on Far Royd Farm which produces circa 900,000 litres compared to Annat Royd Farm which produces circa 400,000 litres per year. Annat Royd Farm also has a 50 head beef herd and there is an increased focus on a breeding programme here. The business also produces silage and hay for feed. Calving is spread across the year to reduce peaks in workload, ensure a steady income and guard against the impact of fluctuating beef prices. Milking on the farm is twice a day at 5.30am and 4pm with calving being at any time and often requiring two people to be present for safety reasons.

The applicant has also confirmed that Mr Dickenson (Senior) who lives on the Far Royd Farm is in his 80's and is retiring. This leaves only two active staff living on site at Far Royd Farm. In addition, during the course of the application Mr B Dickenson, who currently lives alone at Annat Royd Moor has had an accident and is undergoing treatment for an injury to his foot which limits his ability to work.

Finally, a letter from a large local dairy business has been provided confirming that the farming at Annat Royd and Far Royd is important to their supply chain along with further supporting statements regarding the growth of the business, suitability of the area and land around the farms for dairy production and need for onsite flexible workers.

Taking account of the nature of the business, differing operations on both sites - which includes a breeding programme at Annat Royd Farm - the man hours calculated and the retirement of Mr Dickenson Senior, it is accepted that there is a functional need for an additional dwelling. As such the proposed complies with the first part of Policy GB4.

Looking to the second part of Policy GB4, the scale of the building is moderate for a family house and it is sited directly adjacent to existing buildings on the farm. There is also no adverse impact on residential amenity in part due to the isolated nature of the site and the proposed layout which has the proposed at a right angle to the existing farm house, both overlooking a shared courtyard. This approach is similar to many farmsteads and avoids undue loss of privacy to the existing farmhouse residents.

The applicant has sought to argue that this is (in part) a conversion and extension or redevelopment of existing buildings. However, agricultural buildings are not classed as previously developed land in the NPPF and as the buildings are not capable of conversion the proposed would not qualify under the permitted development rights for conversion of agricultural buildings. The fact that the farmhouse is listed, and these are curtilage buildings also precludes the use of the permitted development rights. As such very little weight was afforded to this argument.

Nevertheless, in considering the design approach, the buildings being rebuilt are acknowledged to form part of the curtilage of the farm complex, which the Conservation and Design Officer has stated is of substantial historical significance. The buildings are lesser buildings within the complex and dilapidated. The application proposes the complete demolition of the derelict structure as well as the store to its north which is separated by a gate which gives access to the field beyond. The later milking parlor which is derelict is of somewhat lesser quality but still forms part of the historic development of the site. The new proposal seeks to rebuild a single storey dwelling on a similar footprint. This dwelling replicates the massing and overall form of the existing buildings (when in a state of repair) and retains a sense of physical separation (as with the existing arrangement) of the two gabled elements by employing a flat roof over the sitting room. To the courtyard side the design is restrained and uses traditional details (arched opening, mullioned windows etc.) that reflect the historic setting. To the east the new flat roofed infill is more contemporary with large full height glazing panels. Overall, the design adequately defers to the principal listed building in terms of its massing and scaling and does not overpower the setting. Finally, with regards to materials and methods the windows should be timber and not upvc and the proposal should use lime

pointing that is recessed (not strap protruding) as is best practice in order to protect the setting of the adjacent listed buildings. Based on this approach being secured by conditions, the proposed also complies with the second part of Policy GB4 and with the requirements of HE1 and HE3.

However, given there is a need to demolish all the historic structures on the east side of the courtyard to achieve the above some decent archive quality recording of the structure is made (by a competent individual) before demolition. This should be a fairly basic level 1-2 building recording that includes decent photographs of the setting as well as external and internal photos of the structure to be demolished with a basic descriptive record. This can be secured through condition to comply with Local Plan Policy HE2.

The application has been assessed by the Highways Section who are satisfied that it would not give rise to any highway safety issues. In addition both the Council's Drainage Section and Yorkshire water have raised no objections to the scheme.

On the basis of the above, the proposed is acceptable and approval is recommended, subject to conditions including restricting the use to an agricultural worker, in accordance with Local Plan Policy GB4.

Recommendation

Approve subject to conditions