

FAO The Planning Officer
Barnsley Metropolitan Borough Council Planning Department
1 Westgate
Barnsley
S70 2OR

11th October 2023

Design and Access Information Report.

Dear Sirs

Please find an application for renewal of the change of agricultural building to 1 no. dwelling house (prior notification) approval dated 30/5/2019 under 2019/0344.

The works to construct the original approval have been partly completed, particularly under condition 2 which required demolition of the attached timber structures which were removed as indicated on submitted photographs 1, 2 and 3.

Also, a phase 1 desk study report on the site required by condition 4 has been completed March 2022 by Silkstone Environmental. This report was recently submitted as it also included the site of a new house approved under 2022/0369 (Field House Farm) and a further approved copy is now submitted as part of the barn conversion application.

The general site area has been the subject of gas monitoring for several years and no methane gas is present which deals with methane monitoring mentioned in section 4 of the stage 1 report. The supportive report by Fennell, Green and Bates is attached.

The existing barn has also been the subject of a bat survey report, 7th June 2023, enclosed. The report recommends that no further surveys are required and no Natural England License is required and the recommendations in the report will be accepted, a copy of the report is enclosed.

The planning application, structural survey, drawings and associated forms are identical to the original barn approval and site information was also accepted for a recent new house development on the same site area under 2022/0369.

The full development of the barn was unfortunately delayed due to factors around the recent pandemic.

The only minor change to the scheme is the use of a 4 metre wide existing field gate as access to the proposed converted building. There is need to give autonomy to the new agreed house on the adjacent land but has no impact on site environment. This minor change is indicated on the site layout submitted.

Laura Bennett was the BMBC office who processed and approved all previous developments and she has been kept informed.

Regards



Mick Martin