

Justification Statement

Planning Application for the Construction of Three Timber Food Sales Pavilions at Cannon Hall Farm Ltd, Bark House Lane, Cawthorne, Barnsley, S75 4AT

This planning application proposes the construction of three timber food sales pavilions at Cannon Hall Farm that will be used in connection with the existing tearoom and farm shop.

Pavilion 1 (as indicated on the proposed plans) was approved as part of a previous application submitted last year (App No: 2011/1340). For a number of reasons the pavilion was constructed in a different location to that indicated on the plans approved on the 05/04/2012. When works commenced on the new picnic area next to the tearoom it was found that there were drainage issues where the pavilion was to be located. Due to these unforeseen circumstances it was decided to relocate and re-orientate the pavilion to resolve this issue. The new position for the pavilion is very near to the original location. Despite the drainage issues it was also felt that the new position would work much better with the newly formed picnic area and due to the changes in level the pavilion as proposed in this application has much less of an impact visually as it hides away from the road leading down to the small car park. In the previous application it was felt that the pavilion was too imposing and could have potentially caused congestion on what is the main pedestrian route from the upper car park into the visitor centre.