

PLANNING SUPPORT STATEMENT

Dated: 2th September 2015

Applicant:	Mr John Darwin
Proposed Development:	Temporary Siting of Steel Storage Container
Site Address:	Sheephouse Farm, Mortimer Road, Penistone S36 9FJ

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Appendix: Photographs

1 Introduction

1.1 **Temporary planning consent is sought for a period of 24 months** for the siting of a steel storage container at Sheephouse Farm, Cubley. The proposed development will comprise of the following: -

- The siting of a metal container (approximately 12.2m long, 2.4m wide and 2.6m high)

1.2 The container will be used to store 6 x wood gasification log boilers but they will not be operational at this site.

1.3 The location of the proposed container is shown in drawing 10-P01.

1.4 This is a retrospective application.



Proposed Location Map: Courtesy of Streetmap

2 Purpose of Development

2.1 The proposed container will provide temporary storage for 6 biomass boilers. The boilers will not be operational on site.

3 Policy Context

3.1 The following policies from Barnsley's Adopted Core Strategy (2011) are relevant: -

CSP 1: Climate Change

CSP 5: Including Renewable Energy in Developments

CSP 21: Rural Economy

CSP 29: Design

CSP 34: Green Belt

CSP 37: Landscape Character

3.2 The following chapters of the National Planning Policy Framework (2012) are relevant: -

3: Supporting a prosperous economy

7: Requiring good design

9: Protecting green belt land

10: Meeting the challenge of climate change

11: Conserving and enhancing the natural environment

4 Planning Justification

4.1 The steel container is required for the temporary storage of biomass boilers. Planning consent is sought for the siting of a secure storage unit to keep the boilers safe and self-contained before they are installed at other farms in the locality.

4.2 The existing agricultural buildings are not appropriate for storing this kind of equipment and does not provide the level of security or independent access required.

4.3 The biomass boilers have been commissioned and are ready to be installed as fully operational boilers to provide heating and drying facilities (i.e. for drying logs) at other farms in the region. They need a temporary home where they can be kept awaiting installation as part of a large build/ installation programme,

4.4 The container will be on site for no more than 24 months. This could be reduced to 18 months because part of this time has already lapsed in the preparation and submission of this application. The use is ancillary to the main agricultural use of the farm but is complementary to the successful operation of the agricultural holding. Farmers require to diversify their businesses in order to make ends meet and the income from this venture will provide an additional revenue stream to support the business in the short-term. This is no different to farms who have sought other forms of permanent or temporary diversification such as small scale camping sites under

PD, caravan storage, installation of wind turbines and solar power, agricultural vehicle repairs, haulage, civil/groundwork contractors and so on.

- 4.5 The site is located in green belt. However, it is considered that this temporary structure is not deemed to be inappropriate development as it will serve the main agricultural use and support the farm business on a daily basis. Furthermore, it comprises a very small extension to a complex of existing agricultural buildings in accordance with paragraph 89 of the NPPF.
- 4.6 The container is a relatively small structure. It has been sited close to a large group of existing agricultural buildings (some traditional in nature and others of a more industrial type) and will only increase its footprint by a tiny amount. In addition, the container is only 2.6m high and 12.2m long and is dwarfed by the scale of the existing building. Furthermore the container is located within the existing development limits of the farm complex and therefore the loss of openness is deemed to be very slight indeed.
- 4.7 With regard to visual impact and the effect on landscape character and given the form of the structure and its position in relation to the existing buildings the effect on landscape character is again slight; and given its very temporary nature any slight change in appearance will be short-lived. The farm complex is well-screened by existing vegetation with Sheephouse Wood to the south and Sheephouse Plantation to the north. The area is sparsely populated and the container is not visible from any neighbouring properties. Furthermore, it is not visible from the two nearest footpaths which lie more than 0.5km to the east and west. The container will only be visible along a short stretch (approx. 250m) of Mortimer Road, but even from here the container is softened by adjacent trees and dominated in terms of scale and bulk by the complex of buildings behind it. It is accepted that visually the container is probably more visible at this point because of its red colour. However, it is only visible to a small number of people travelling in vehicles along Mortimer Road and such views are transient. There are no footways on Mortimer Road and it is not particularly safe for pedestrians to use this given the narrow carriageway and the speed of traffic. The container is not visible from Cranberry Road due to the lie of the land.
- 4.8 If planners feel that the proposed container would be less conspicuous if it was painted a different colour – i.e. brown to match the stone barn or dark green to better assimilate it into the wider landscape and not draw the eye, then the applicant would be happy with a planning condition to this effect.

5 Benefits

5.1 The proposal will deliver the following benefits which clearly demonstrate very special circumstances (if required) to justify temporary development in the green belt.

- The project will assist with the delivery of renewable energy developments and help incorporate renewable energy technology at other farms in the region thereby reducing their carbon footprints.
- Indirectly it will help produce renewable energy, reduce greenhouse gas emissions and help address climate change
- It will help diversify agricultural business (albeit temporary) and thus help support the rural economy