

Planning and Building Control,
Barnsley MBC,
PO Box 634,
Barnsley
S70 9GG

Date: 9 May 2024
Our ref: 64918/01/JG/RBa/29100968v1
Your ref: PP-12656479

Dear Sir/Madam

Prior Approval Application: Change of Use of Agricultural Building to Offices (Class E) under Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015

On behalf of our client, Marsdens Farms Ltd, we are pleased to submit a Prior Approval Application for the proposed change of use of Liley Barn (Agricultural Building) to Offices (Class E).

This application is submitted in accordance with Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The total floor space of Liley Barn is 161 sqm Gross Internal Area (GIA). No other barns at Liley Farm have changed use under Class R.

The Site

Liley Barn, which lies within the curtilage of Liley Farm, is located off Liley Lane (S36 9NG), south west of the settlement of Millhouse Green.

The barn is located approximately 55m to the west of Liley Farmhouse to the west along Liley Lane, which forms the northern boundary of the property.

Application Submission

This application is accompanied by the following:

- Completed application form;
- This covering letter;
- Site Location Plan;

Eligibility

We can confirm that the building is eligible for the change of use under Class R:

- We can confirm that the building has been used solely for an agricultural use as part of an established agricultural unit since 1997.
- No other buildings have changed use under Class R at Liley Farm and therefore the cumulative floorspace of buildings that have changed use is under 150sqm.
- The site is not part of a military explosives storage area;
- The site is not part of a safety hazard area
- The site is not a listed building or a scheduled monument

Requirements of Class R

In accordance with Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (paragraph R.3 1a) the developer must provide the following information to the local planning authority.

Required details	Response
(i) the date the site will begin to be used for any of the flexible uses;	01/10/2024
(ii) the nature of the use or uses; and	E(g)(i) Offices to carry out any operational or administrative functions These will be occupied by Marsden Farms Ltd and Marsden Developments.
(iii) a plan indicating the site and which buildings have changed use;	Submitted Site Location Plan shows the location of the proposed building to change use (Liley Barn)

Other Considerations

The proposals also satisfy the provisions of Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (paragraph R.3 1b).

Transport and Highway Impacts

The proposed offices will be accessed via Liley Lane. The same lane currently provides access to Liley Farm and other buildings to the northeast.

Few vehicular movements will be generated by the offices and are not anticipated to adversely impact upon the highway. Marsdens Farms Ltd and Marsdens Developments will operate from the proposed offices and therefore movements associated with the offices will be largely ancillary to the existing use.

It is not considered that the scheme would fall into the category outlined in paragraph 115 of the NPPF that indicates that development should only be refused on highways grounds if there would be an

unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Noise

The use will be ancillary to the existing operations at the farm. The proposed change of use to offices will not be a noise generating use and therefore will not have a negative impact on the existing dwelling at Liley Farm, which is located some distance away (22 m to the west).

Contamination Risks

The building has been in use as an agricultural barn and no activities have taken place that are likely to give rise to any risk of ground or other contamination. The area within the building curtilage is hardstanding sealed surface yardage and similarly, no risks of ground contamination is likely to be present.

Flooding

The application site is located in Flood Zone 1 where there is a low probability of flooding (less than 1 in 1,000 annual probability of flooding).

Summary

The change of use of Liley Barn to offices (Use Class E) under permitted development is considered to meet the eligibility criteria and requirements set out in the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class R.

We trust that you have sufficient information to validate the application. If you have any queries, please do not hesitate to contact me.

Yours faithfully

A large black rectangular box redacting the signature of Ryan Barrett.

Ryan Barrett
Planner
MPlan (Hons)