BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Address line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	426767
Northing (y)	405209

Description

Concrete block barn located approx 70m north west of Mystery Wood Farm and approx 225m south south west of Cooper Lane sewage works, near Hill Top, Hoylandswaine, Sheffield.

2. Applicant Details

Title	Mr & Mrs
First name	Byrn & Jill
Surname	Evans
Company name	
Address line 1	9 Ladyroyd
Address line 2	Silkstone Common

2. Applicant Details

Address line 3	
Town/city	Barnsley
Country	
Postcode	S75 4SF

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Gavin
Surname	Welch
Company name	Michael Hyde and Associates
Address line 1	Abbey House,
Address line 2	11 Leopold Street
Address line 3	
Town/city	Sheffield
Country	United Kingdom
Postcode	S1 2GY
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

◉ Yes
○ No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013? ○ Yes ◉ No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point? ○ Yes ◉ No

4. Eligibility

Is any part of the land, site or building:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site;
• in a site of special scientific interest;
• in a safety hazard area;
• in a military explosives storage area;
• a scheduled monument (or the site contains one)
• a listed building (or within the curtilage of a listed building)

○ Yes ◉ No

5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

◉ Yes ○ No

If yes, have all the parties to any agricultural tenancy agreements consented to the change of use?

◉ Yes ○ No

Evidence of consent - Please use the supporting documents section to attach a copy of the written confirmation from all relevant landlords and tenants stating that they consent to the change of use.

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?	0
How many larger dwellinghouses will be created by this proposal?	1
What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dweillinghouses on the site immediately prior to the development.	1

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0
How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0

TOTAL DWELLINGHOUSES	1
TOTAL LARGER DWELLINGHOUSES	1

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?
(Select 'No' if no larger dwellinghouses have been or will be created).

○ Yes ◉ No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including the siting and location of the building(s):

The proposed development is to convert an existing concrete block barn into a single dwellinghouse, situated approximately 70m away from the main farm building.

Are any associated building works or other operations required to make this change?

◉ Yes ○ No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:
• the installation or replacement of windows, doors, roofs, or exterior walls;
• the installation or replacement of water, drainage, electricity, gas or other services;
• partial demolition to the extent reasonably necessary to carry out the works listed above.

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

7. Description of Proposed Works, Impacts and Risks

New window and door openings are to be provided to all elevations to correspond to the new internal layout. A stonework cladding will be applied to the external walls, with some small sections of timber cladding, to improve the appearance externally of what is otherwise bare concrete blockwork. The roof finish will also be upgraded with a combination of slate and profiled roofing to repair and improve it's reliability.

Please provide details of any transport and highways impacts and how these will be mitigated:

Access to the site is via an existing track off Cooper Lane which also provides access to the farmhouse. The increase in vehicle movements associated with the single dwelling is anticipated to be minimal.

Please provide details of any noise impacts and how these will be mitigated:

There are not anticipated to be any adverse noise impacts as part of the application due to the nature of the proposal, and its remoteness to any neighbouring buildings.

Please provide details of any contamination risks and how these will be mitigated:

There are not anticipated to be any contamination risks due to the age, construction and previous use of the barn, however should any contamination be uncovered during the works these will be dealt with in accordance with best practice.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The application falls within Flood Zone 1.

8. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	23/06/2020