

PLANNING STATEMENT

CHANGE OF USE OF LAND TO
DOG EXERCISE AREA

LAND AT MITCHEL STREET,
WHITE CROSS LANE
WORSBOROUGH
BARNSELY

1.0 INTRODUCTION

This supporting Statement has been prepared in relation to the planning application on behalf of MRS B Medlam for the change of use of land at Mitchell Street, Worsbrough to a dog exercise area.

The land in question forms part of land owned by Swaithe Farm and lies between Mitchell Street, White Cross Lane and the Barnsley to Sheffield Railway Line.

The site has been used in recent years for grazing and is surrounded by high hedges. The surrounding area consists of a sporadic number of residential properties and farm buildings.

2.0 PROPOSED DEVELOPMENT

It is proposed to change the use of the land to a dog walking paddock for exercise of dogs in a safe and secure environment.

The site will be bounded by fencing at a height of 2 metres. The fencing will be installed on the inside of the hedge.

Car Parking will be provided on site for 2 no. cars.

The paddock will be used by one customer at a time with a small number of dogs on site at any one time. Usually 1 or 2 dogs would be present at any one time.

3.0 POLICIES

Local Plan Policies

The site is allocated as Green Belt in the Local Plan.

Policy GB1 Protection of Green Belt states that:

“The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy”

Policy GB3 Changes of use in the Green Belt states that:

“We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and
- Preserve the openness of the Green Belt....”

NPPF

The National Planning Policy Framework was revised in December 2024. In relation to Green Belt development paragraph 142 states that:

“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

Paragraph 153 establishes that:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its

openness . Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 154 goes on to state that:

"Development in the Green Belt is inappropriate unless one of the following exceptions applies: a) buildings for agriculture and forestry; b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it....

(h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are: i. mineral extraction; ii. engineering operations; iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location; iv. the re-use of buildings provided that the buildings are of permanent and substantial construction; v. **material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);**

ASSESSMENT

The proposed site is an area of grazing land which is proposed to be changed in use to a dog exercise area.

This is a form of outdoor sport and recreation and as such should be considered as not inappropriate development within the Green Belt.

The proposal involves very minimal changes to the site. There is an existing hedge around the site and it is proposed to erect a 2 metre high paladin style fence on the inside of the hedge. The fencing will be screened significantly by the hedge and therefore will have little or no impact on the openness of the Green Belt.

In principle therefore this is an appropriate use within the Green Belt which will not impact on the openness.

White Cross Lane is currently used by agricultural traffic in association with the existing farm use. It is proposed to allow one customer within the dog training area at any one time and it is not considered that this would result in a significant intensification of the traffic along the existing highway.

Parking is proposed within the confines of the site and this will be surfaced with grasscrete type surface to minimise any impact on the character of the locality.

The proposed site is some distance from the nearest noise sensitive properties and given the small scale nature of the use and the minimal number of dogs present at any one time, the use would not result in unacceptable noise and disturbance to surrounding residents.

The location of the site within the Green Belt, close to an existing agricultural farm, with acceptable distance from nearby residential properties is considered to be appropriate for the type of use proposed. It will allow for some diversification of a small area of land associated with the existing farm and provide a facility for the local community.

In relation to Biodiversity, the proposed development is exempt as there is no loss of existing biodiversity over 25 sqm. The proposed car parking is limited and does not amount to more than 25 square metres of habitat.

In relation to waste management, bins will be provided at the site for dog waste generated by the use.

Adequate parking provision is provided to meet the demands of the use and overall the use is in line with Local and National Planning Policy.