

**CHANGE OF USE OF BUILDING AND HARDSTANDING AREAS IN AGRICULTURAL  
USE TO A MIXED AGRICULTURAL, CLASS B8 and SUI GENERIS USE**

**FULL PLANNING APPLICATION (retrospective) [B & C]**

**REPORT PREPARED FOR**

**MR L HAYWOOD  
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## **1. INTRODUCTION**

This report has been prepared at the request of Mr Haywood to outline the facts considered relevant for the change of use of agricultural buildings and access hard standing areas to a mixed agricultural, class B8 and Sui Generis business use.

The information within this report should enable the Local Authority to assess the application in the light of current Government guidelines contained the National Planning Policy Framework and Local Plan policy where appropriate. The agricultural holding is located between Hugget Wood and Silkstone Golf Club and within the Green Belt.

## **2. DATE AND EXTENT OF INSPECTION**

A site visit and an inspection were undertaken on 19<sup>th</sup> January 2017 when Mr Haywood was interviewed regarding the businesses in operation at Anchor Farm.

Information within this report was as supplied during that visit supplemented with personal observations where appropriate.

## **3. BACKGROUND**

The subject buildings were permitted under applications B/99/0121/DO (Building C) for an agricultural livestock building and 2006/0199 (Building B) and 2007/1871 (Building B extension) were permitted by Prior Notification as part of the applicant's agricultural and equestrian unit at that time. However, due to historic livestock illness, and horse thefts from the holding, the applicant sought to diversify part of his agricultural trade and business to provide additional income streams to support the farm in difficult times.

Historically, the applicant has operated a Land Rover sales business called Silkstone 4x4 for some 30 years and formerly had showrooms and vehicle storage facilities in Leeds and Barnsley, vehicle maintenance and repairs of a commercial nature has always been carried out in other locations. Building C is used for a vehicle showroom, all vehicles are secured and inside the building. Building B is used for the storage of the applicant's agricultural machinery, vehicle valeting and the applicants' personal collection of historic vehicles.

The business is predominately operated via the internet, although customers are welcome to visit the site to view the vehicles (this would be by appointment as they are secured), this is not a motor dealership retail operation, four marked parking bays are allocated before the entry point at the site and passing bays have been formed on the single track lane. A large communal car park is sited at the top of the single track

lane (owned by Silkstone Golf Club) and the only public movements operating past the entry gate on the holding are on foot in these circumstances.

Therefore, the only traffic movements to and from the site are limited to the applicants businesses for loading/unloading his stock, adhoc vehicle movements and making deliveries to customers.

#### **4. PERMITTED DEVELOPMENT**

Class R of the General Permitted Development Order 2015 allows agricultural buildings to be converted to a flexible use falling within either; Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order.

Therefore the change of use of agricultural buildings to business use is supported by the change use of allowed by permitted development. It is only because the use has already occurred that the building doesn't benefit from permitted development rights to do this.

#### **5. PROPOSAL**

The change of use was commenced in January 2015 with Building B being used for agricultural machinery storage and Class B1c/Sui Generis, Building C is being used for agricultural storage, sheep pens during lambing and as a vehicle showroom under Class B1c and B8. The external concrete hard standing areas in the immediate vicinity of Building C on the plans is being used for the applicants business stock, which is stacked neatly on pallets which are too large to fit within the yard area or Building A.

An adequate width passageway allows the safe movement of the applicant's tele-handler and removal of vehicles from the barn/showroom as required. The red line area for Building B and C is 808m<sup>2</sup>.

If the use hadn't already commenced then the building which hadn't changed from agriculture to B8 previously could have changed use under the prior notification procedure.

The appearance of the building will not change.

This is a small scale development to aid diversification of the local rural economy.

#### **6. PLANNING POLICY**

Planning policy is contained in the NPPF as follows:-

Paragraph 28 – Supporting a Prosperous Rural Economy

*"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- \* support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- \* promote the development and diversification of agricultural and other land based rural enterprises.....*

Relevant local policy can be found within the Barnsley Metropolitan District Council Local Plan.

## **7. ACORUS COMMENTS**

The proposal is for the retrospective change of use of an agricultural building to include a mixed use of B8 storage and Sui Generis business use.

The proposal is supported by both national and local policy which encourages new expansion of all types of business and enterprise in rural areas through the conversion and change of use of existing buildings. Paragraph 4.21 of the Barnsley Metropolitan District Council Core Strategy states that there is a need to strengthen the rural economy through appropriate diversification without compromising the Green Belt and the historic and natural environment.

This is also seen through the introduction of the change of use of agricultural buildings through permitted development. It is only because the use has already commenced in this building that it wasn't permitted development and the prior approval process can't be utilised.

It must also be noted that if other agricultural buildings on the site were available the use could take place subject to following the correct procedure under permitted development.