
2023/1060

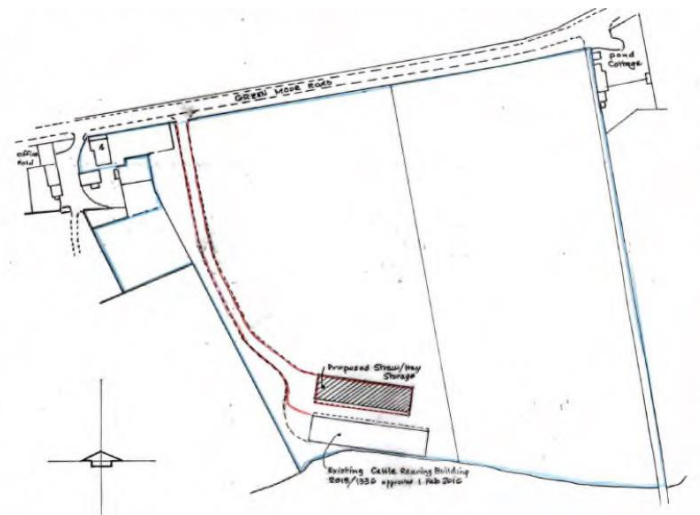
Applicant: Mr Ian Goss

Development: Erection of agricultural building

Address: Office Fold Farm, Green Moor Road, Green Moor, S35 7DQ

Site Location Description

The site is associated with a small farm of just under 4 hectares. The site location is at the head of an agricultural field accessed off Green Moor Road in Green Moor. There is an existing barn used for the existing cattle directly adjacent to the application site. The farm consists of 38 cattle, 7 goats, 2 pigs and a number of chickens. The site is washed over by green belt and is located amongst open fields. There are some cottages/ barn conversions to the north of the site. The field is bound by drystone walls and there are a number of mature trees located along the boundary with the road.



Proposed Development

The application relates to the erection of a proposed straw/ hay storage building at the head of the field directly adjacent to the existing cattle rearing barn. The 6-bay framed agricultural building will provide storage for bedding and feed. The building will measure 4.6m tall at the highest point, 13.9m in width and 27.43m in length. The building has been designed with a pitched roof and will be clad with traditional Yorkshire boarding with a 2m high concrete panel at ground floor level. The roof will be constructed with corrugated fibre cement.

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas; and the development and diversification of agricultural and other land-based rural business.

Paragraph 153 states that development in the Green Belt should only be approved in very special circumstances. Paragraph 154 sets out the various exceptions to which development in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy GB1: Protection of the Green Belt

POLL1: Pollution Control and Protection

BIO1: Biodiversity and Geodiversity

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making.

SPD: Biodiversity and Geodiversity

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Hunshelf Parish Council

The Parish Council discussed the above application at last night's meeting. Whilst one councillor has no objections to the proposal, on balance it was felt that the Council should point out that a portion of the existing barn on this site, originally a cattle rearing facility, now appears to be used as a commercial motor vehicle workshop. An area within this barn could be used for storage of hay/fodder. This does feel like an overdevelopment of a smallholding of little over 3ha. The Parish Council would like to request this application be looked at in conjunction with the application 2023/0834.

In response to the Parish Council's comments the cattle rearing barn is still in use, it appears that the Parish Council have concerns with a nearby barn which is not used in connection with this farm nor is in the ownership of the applicant.

Drainage

The Councils drainage department confirm that the details provided are sufficient and they have no further observations to make with respect to land drainage. They are happy for the details to be checked by building control.

Highways

The same entrance was put forward to access annexe accommodation associated with 4 Office Fold, Green Moor Road in application no. 2023/0834. The agricultural access already serves a number of farm buildings, and whilst HDC officers would not wish to raise objection to this particular scheme, note should be made within the files of application 2023/0834 that, should this application receive approval, it is a further intensification of this access and the dwelling becomes less suitable still to be placed on the open market without significant improvement to the vehicular parking and entry and exit arrangements.

Highways DC officers do not wish to raise objection to the scheme, and no specific conditions are deemed necessary.

Local Councillors/ Ward Members

No objections received.

Yorkshire Water

No comments received.

Pollution Control

This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, therefore there are no objections/conditions recommended.

Representations

None received.

Assessment

Principle of development

The application is located within Green Belt land as defined within the Local Plan. The application site is located amongst a number of agricultural fields and open farmland. The proposal looks to erect a new building to be sited within a field to the north of the existing building accessed off Green Moor Road. The new building will be used for the storage of bedding and feed for the cattle located within the adjacent barn, which falls within an agricultural use.

Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy. Paragraph 153 of the NPPF states that development in the Green Belt should only be approved in very special circumstances. Paragraph 154 of the NPPF sets out

the various exceptions to which development in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The proposed development is in connection with the existing small farm use, in which livestock farming forms an integral part. The proposed development will not introduce a new use at the site, therefore in principle the proposal meets the exceptions in both National Policy and Local Plan Policy and is considered appropriate development within the Green Belt.

Residential Amenity

Policy GD1: General Development affirms that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents, and that they are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

The building is located over 85 meters from the nearest residential properties to the North and is sited directly adjacent to the existing cattle rearing barn; it is therefore considered that the siting of the barn would be located a sufficient distance from the nearest residential properties to not significantly impact on the amenity of these residents.

The proposal is therefore considered to be consistent with the character of the area in compliance with Local Plan Policy SD1, D1 and GB1 and as a result is acceptable in terms of residential amenity.

Impact upon the Openness of the Green Belt and Visual Amenity

The Parish Council have some concerns with regards to the use of the existing and surrounding barns. The cattle rearing barn is still in use by the applicant. The barn that the Parish Council refers to does not fall within the ownership of this application and does not form part of this small farm holding.

Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The application is located within an area of Green Belt as defined within the Local Plan. It is accepted that agricultural buildings should ideally be located adjacent to other agricultural buildings/on the farm.

Local Plan Policy D1 states that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley. The proposed building is of a simple traditional agricultural style

construction akin to the other modern agricultural buildings around the borough. The design and materials are considered to fit in well with the rural landscape.

The location of the barn would be visible from public viewpoints albeit marginally screened by the existing trees along Green Moor Road. The barn will be located directly adjacent to the existing cattle rearing barn and amongst other nearby farm buildings. The access is existing and given the proposed use and location of the building it is not considered to have a harmful impact upon the openness of the Green Belt.

The proposal is therefore considered to be consistent with the character of the Green Belt in compliance with Local Plan Policy D1 and G1 and as a result is acceptable in terms of visual amenity and Impact upon the Openness of the Green Belt.

Highway Safety

There will be no impact upon highway safety. The proposed building would be accessed via agricultural land that has an existing access off Green Moor Road. The building is intended for providing straw/ hay storage for the animals with the adjacent barn and as such would be expected to generate few vehicular movements. The proposals are considered to have minimal impact upon the highway. As such the proposal would be considered in compliance with Local Plan Policy T4 and as a result is acceptable in terms of Highway Safety.

Recommendation

Approve with conditions.