

**Application Reference: 2024/0543**

**Site Address:** Land off Barnsley Road, Hoylandswaine, Sheffield, S36 7HE

**Introduction:** This application seeks full planning permission for the erection of an agricultural building.

**Relevant Site Characteristics**

The site consists of a large agricultural field, partly divided by a hedgerow into two fields set immediately adjacent to the A628 Barnsley Road. An existing gated access is used to access the site which set to the north off Barnsley Road.

The site is rural in nature and fairly isolated with the nearest dwelling over 145m away to the north off Whin Moor Lane and other dwellings in the vicinity include properties off Barnsley Road, is approx 340m meters to the west. There are no other agricultural buildings on or immediately surrounding the site. The land where the building will be located is bound by dry stone walls and planting along the boundaries. The site measures 2.89 hectares.





### **Site History**

None

### **Proposed Works**

The application is a full planning application for the erection of an agricultural building which will be used for storage and livestock. The building size of 22.4m by 9.1m provides a floor area of approximately 203sqm. The proposed building is a portal frame structure construed with a steel frame and Yorkshire boarding to the frontage and profiled steel sheeting in juniper green (RAL 6007). The roof has a shallow pitch of 10 degrees, covered with the traditional natural grey corrugated profiled, fibre cement sheeting. The site plan shows planting of a hedgerow along the roadside with a mix of livestock friendly species.

The building has a height of 4876mm to eaves with an overall roof height of 5779mm. The agent states that the building has been designed to enable the three openings to be large enough to enable ease of tractor access and assist with ventilation for the housed livestock to help prevent respiratory diseases.

The building would have concrete panels to the perimeter at low level with Yorkshire boarding and profiled sheeting over as noted above and on the proposed elevations. The three openings would have galvanised stock gates with galebreaker screens above to control ventilation/weather ingress but also provide ease of access.

The agent states that: 'Please note the layout on the submitted floor plan is for indicative purposes of how the building will be used during part of the farming season. Depending on Lamb prices being sustained the sheepflock may be grown with good stock being retained for breeding and less space for cattle. The stacked bales will provide a good visual screen between the different house stock.'

Justification has been submitted in support of the proposal as part of the planning statement:-

Mr Barnard operates his agricultural business under the name Lee Barnard Farming. Lee Barnard Farming predominantly breeds cheviot pedigree sheep. The current head count is 36ewes which will produce circa 50-60 head of lambs in Spring 2025. These are fattened and sold on as finished prime lambs.

Lee Barnard Farming plan to also plans to fatten barn reared limousin stores (cattle). This has not been an option previously given the lack of a suitable agricultural building. These will be bought in as calves, fattened and sold on, finished, at circa 20 months old.

The farm business has a CPH (county parish holding) number of 47/730/0175. This land has recently been purchased by Lee Barnard Farming to provide more long term certainty for his rural agricultural business. Other land, farmed by Mr Barnard, is rented. (Maps provided)

The application site, owned outright by Lee Barnard Farming, amounts to 2.89 hectares/7.15acres. Other rented land, 25.5 acres total, takes the overall agricultural holding to a total of just over 32.6 acres/13.2 hectares.

The other rented land at Silkstone and Gunthwaite has been used for a number of years with the 22.4 acres land at Gunthwaite recently secured for a further three years minimum. This, in conjunction with the recent purchase of the application site, provides a much more secure future for the business enabling the natural growth and development of the rural business.

Historically Mr Barnard has had to overwinter his sheep in Peterlee Durham, some 103 miles away, a 2 hour drive (each way). This is far from ideal and has hindered the business. The rented land at Silkstone and Gunthwaite is used for both crop making and grazing. Lee Barnard farming has previously has to employ a contractor to wrap bales, given the lack of a building to store hay within.

Bales have also been sold direct from the field. It is intended hay baling will continue but with all hay brought back to the Agricultural Building for feed. Straw bedding will be bought in.

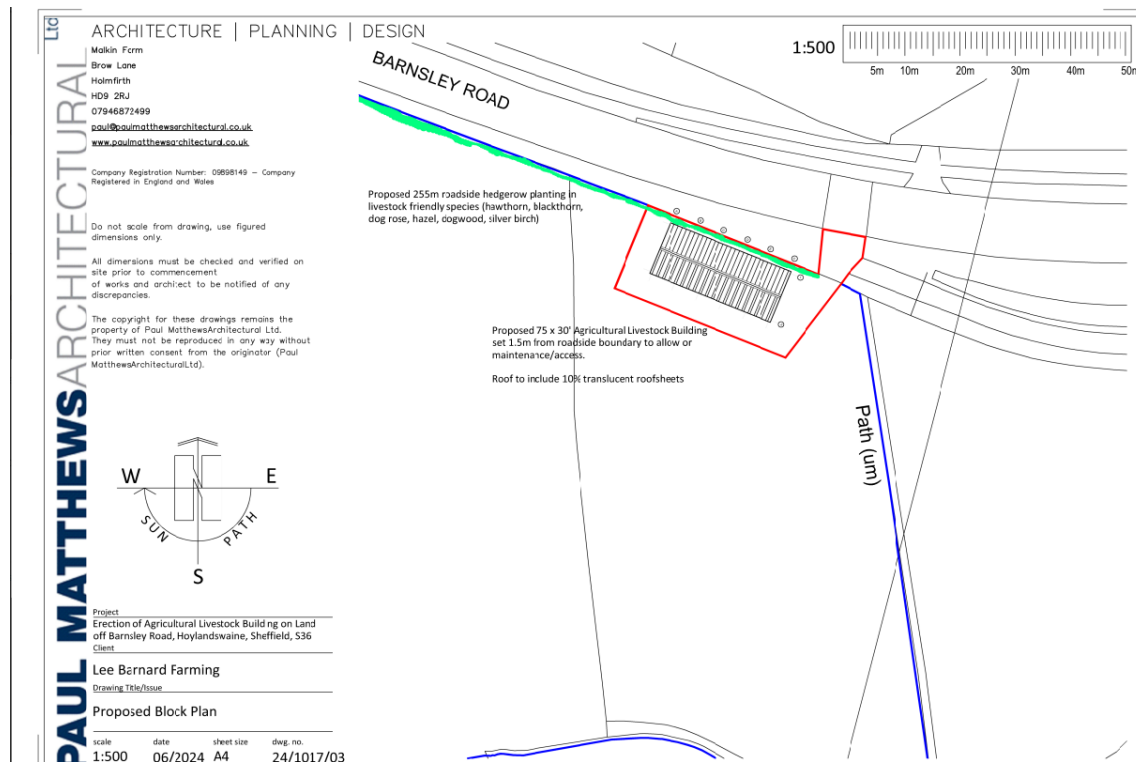
The financial burden of this rural business is being addressed with less time and expense on moving sheep. The rural business is also hit hard with outdoor lambing in February/March with significantly more livestock losses resulting from outdoor lambing. The proposed agricultural building will eliminate the need to travel long distances in transporting livestock and also result in fewer weather related lambing losses. This is clearly good business practice.

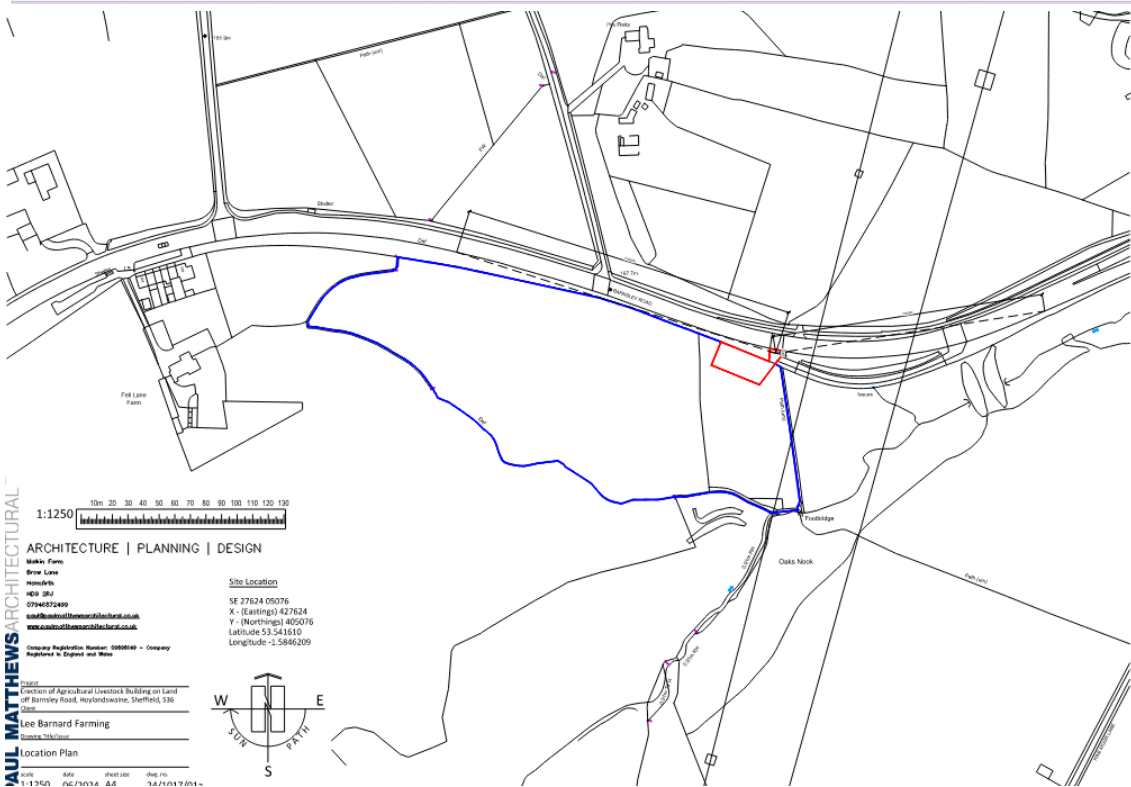
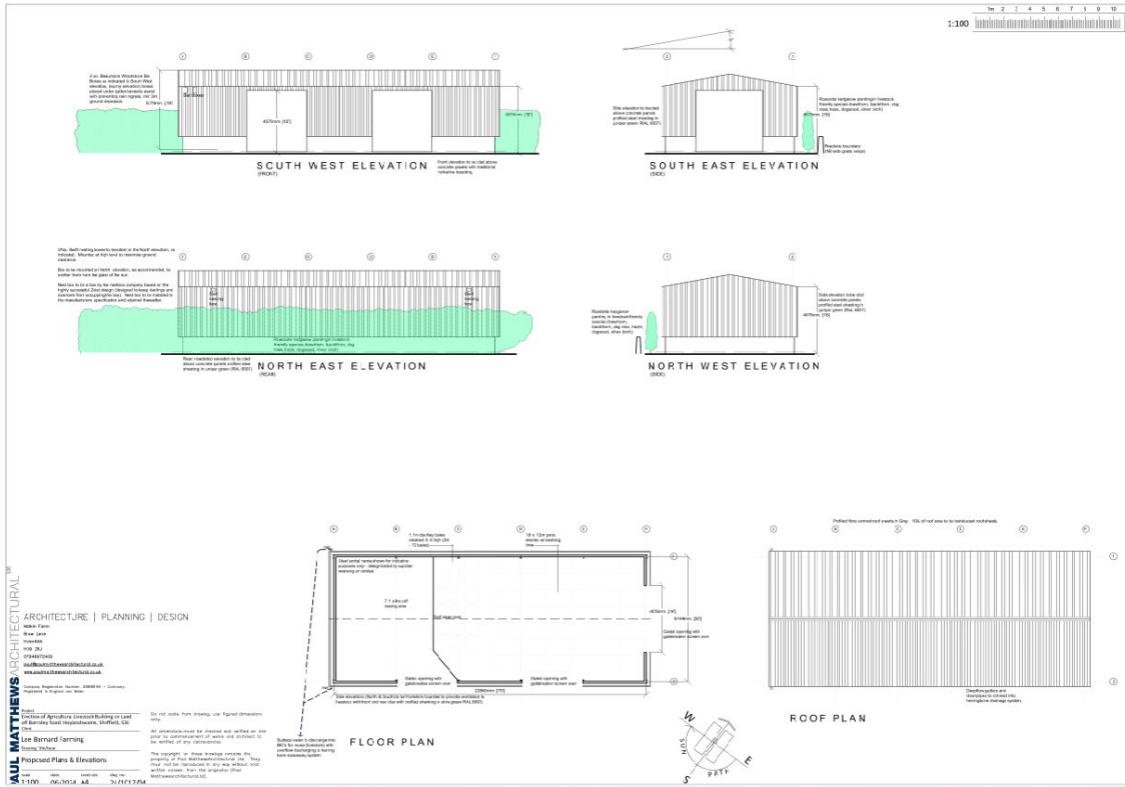
The building will be used for livestock housing (cattle and sheep) and storage of cropped hay, possibly with some bales stored externally in front of the proposed building.

The resultant muck from the building/housed livestock will also form a vital part of the rural business and provide a further cost saving with chemical fertiliser being cut from the business and the natural fertiliser being used to promote grass growth on the land to be cropped prior

to baling then grazing, again good farming practice and one that will save the business considerable expense and enable more profit and natural growth. Note chemical fertiliser needs to be stored internally to prevent waste, the current lack of an agricultural building forces smaller and more expensive quantities to be purchased. The use of natural fertiliser is a very good alternative that has positive impacts on growth and putting nutrients back into the soil prior to harvesting.'

During the processing of the application, the site plan has been amended to show visibility splays at the request of the Highways Officer. In addition the agent has submitted further Ecology Reports, including a Biodiversity Mitigation Scheme and a CMRA.





## Relevant policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate

otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy GB1 Protection of Green Belt
- Policy POLL1 Pollution Control and Protection

#### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

#### *Supporting a prosperous rural economy.*

Para 88. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

Section 12 - Achieving well-designed places

Section 13 – Protecting Green Belt Land

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

## **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. The application has been advertised on the Council website. The application has been advertised by a press

notice and a site notice was also posted at the site. No comments have been received as a result of this consultation.

### **Consultee responses**

Parish Council – No comments received

Tree Officer – No comments received

Contaminated Land – No comments received

Highways – No objections

Pollution Control – No objections

Ward Cllrs – No comments received

Drainage – No objections details to be checked by Building Control

Yorkshire Water – No comments received

Ecology – No objections subject to conditions

SYMAS – No objection subject to condition

PROW – No objection subject to informative

### **Planning Assessment**

#### Principle

The site lies within an area allocated as Green Belt land where new buildings are usually considered unacceptable unless they are for agriculture, sport or leisure. In this instance the building is for agricultural use and is therefore acceptable in principle, subject to design, size and location. Paragraph 88 of the NPPF also states that planning policies and decisions should enable: 'the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings and the development and diversification of agricultural and other land-based rural businesses'.

Justification has been submitted in support of the proposal as part of the planning statement. The proposed building is to support the existing farming operation at the site. The applicant has an established agricultural business and is looking to grow this further. The building will be used to shelter livestock, for storage purposes and will allow the business to expand, and is therefore justified.

#### Visual Amenity/Impact on Openness

In terms of design, siting and materials, the proposed building is a purpose-built agricultural design. The building is of a similar size to other agricultural buildings in the area and is limited in size and height to what is necessary for the agricultural operations on site as justified in the planning statement.

In terms of siting, whilst the building is set close to the roadside, the building has been sited in an acceptable accessible location adjacent to the site access and would not significantly harm the openness of the Green Belt, given that the building is a fairly low structure and would be constructed from acceptable materials. Additional landscaping is proposed to the northern boundary of the site adjacent to the A628 Barnsley Road to help to screen and soften the building from view. The site plan shows planting of a hedgerow along the roadside with a mix of livestock friendly species. There is sufficient existing landscaping on the remaining boundaries of the site to shield and soften the building from view points.

Agricultural buildings such as the one proposed, are a feature of the rural landscape and would not have any significant impact upon openness of the Green Belt. The proposal is therefore acceptable in terms of visual amenity and impact upon the openness of the Green Belt, in accordance with policies GB1 and D1 of the Local Plan.

### Pollution Control

Pollution Control have also stated that 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 and no conditions are required. The building is set a significant distance from residential properties.

In terms of animal waste and smells, the site is set in a rural location where agricultural operations are expected, however the building is set away from neighbouring dwellings so this should not cause any significant impact in accordance with Local Plan Policy POLL1.

### Highways

The building will be accessed via an existing access off Barnsley Road. The Highways Officer has no objection to the proposal. The submitted Planning Statement suggests that there will be a reduction in vehicle movements as the livestock will be retained on the site as opposed to being moved much more frequently without a livestock building, it is also noted that the land has only recently been purchased by the applicant and that presently the livestock is overwintered in Peterlee. As such, for at least a significant portion of the year, the site will be attended more regularly than has historically been the case. As such the Highway Officer requested a plan showing the visibility splays commensurate with driven speeds and for that to be demonstrated on a plan to ensure access and egress from the site can be achieved safely. The agent has provided this information and this has been considered by the Highways Officer. Although the usual visibility requirement cannot be achieved when looking to the right, it has to be accepted that this is an historic agricultural access.

As such, Highways do not wish to raise objection to the scheme subject to conditions. The proposal has been provided with sufficient access, turning and parking facilities on site and is therefore acceptable in terms of Highway Safety in accordance with Local Plan Policy T4.

### Impact on PROW

Although no Public Rights of Way appear to be directly affected by the proposed building, a Public Footpath (Stainborough FP 25) shares the access from Barnsley Road. The PROW Officer has stated that the applicant should be aware that the Council is only responsible for maintaining the footpath in a safe condition for pedestrians. Any maintenance to vehicular standard is the responsibility of the landowner and any damage caused to the surface by vehicles should be repaired by the landowner and an informative should be included on the decision notice.

### Drainage

The Drainage Officer has been consulted and have no objections. The building is located within Flood Zone 1 where there is the lowest probability of flooding, therefore there should not be any significant impact upon drainage or flood risk from the proposed building.

### Ecology/Impact on Trees

The Ecology Officer has been consulted and is content with the proposal in terms of impact upon Biodiversity. A BNG Assessment has been submitted with the application and concludes that The proposals do not impact any habitats which has a biodiversity value greater than zero, only impacting 'Urban – Artificial unvegetated, unsealed surface', which scores 0.00 HU. As a result of the proposals, a total of 0 m<sup>2</sup> of habitats that score greater than zero will be impacted, meaning that the proposals are below the 25 m<sup>2</sup> limit under the de minimis

exemption. As such, the proposed development is exempt from Biodiversity Net Gain under the de minimis exemption.

Due to the proximity of the ancient woodland to the east of the site a Biodiversity Mitigation Scheme has been submitted and approved by the Ecologist, this includes precautionary works that will be adopted in relation to the close-by ancient woodland and consideration of protected/priority species during construction works. The report also provides details of a proposed hedgerow and the initial management of this and the type and location of proposed bat and bird boxes. Subject to the compliance with the above document, there are no concerns raised in terms of Biodiversity in accordance with Local Plan Policy BIO1.

In terms of impact upon trees, whilst there is an ancient woodland adjacent to the site, the trees are situated over 15m away from the proposed building and the woodland is separated from the site by two post and wire fences approximately 1.5m apart, between which lies a public footpath. The proposal includes additional planting along the boundary with the A628 which will provide additional tree cover. No trees are to be removed as part of the proposal.

### Coal Mining

During the processing of the application, SYMAS requested a Coal Mining Risk Assessment for the proposals. The submitted report addresses the coal mining legacy aspect and recommends further intrusive site investigation works to determine the shallow coal mining position; namely to ascertain any stabilisation requirement should any unrecorded shallow mining voids be present within an influencing depth. A condition should be included which requires further site investigations prior to works commencing on site.

### Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be an acceptable and justified form of development within the Green Belt which supports an existing agricultural use. The proposal would not significantly harm the openness of the Green Belt, visual amenity, residential amenity, flood/drainage risk and highway safety and is therefore recommended for approval.

### Recommendation

**Approve subject to conditions**

## **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Visibility splays shown on Location Plan
- CMRA submitted

- Biodiversity Mitigation Scheme submitted