

Our Ref: MJT/JMT/AP025-18

31 May 2018

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir / Madam,

RE: APPLICATION FOR 1 NO. DWELLING FOLLOWING DEMOLITION OF EXISTING STABLES – LAND OFF BAR LANE, MAPPLEWELL – MR P NEEDHAM

Please find attached the above-mentioned application which has Planning Portal reference 07013728. I confirm that the applicant will pay the requisite planning fee over the telephone.

The application is supported by the following information:-

- (i) Full plans and details – White Agus Partnership;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Bat Report – Middleton Ecological Consultancy; and
- (iv) Copy of the Certificate of Lawful Use.

In support of the application and to provide a summary background of information on the proposal, I would comment as follows:-

- (i) The proposal which forms the subject of this application for planning permission relates to a site located adjacent to Bar Lane, Mapplewell, which has a longstanding and historic use for equestrian purposes. The subject stables were constructed in 2007 following the Council granting planning permission.

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- (ii) A previous planning application was submitted to the Council for the proposal (App 2016/0299). During the processing of that application it became clear to the Council that the stables had not been constructed in accordance with the planning permission and, as such, the development was unlawful in planning terms (it will be noted that the stables were not constructed by the current applicant). As a consequence, that application was withdrawn.
- (iii) Following this, an application for a Certificate of Existing Lawful Use was submitted to the Council (App 2016/0010) and subsequently approved on the 13 April 2018 (copy decision notice attached). During the processing of that application it was demonstrated that the stables had been used for both private and commercial purposes.
- (iv) The subject site, therefore, constitute lawful stables and this proposal seeks to demolish the stables building (as shown on the submitted plans) and replace with 1no dwelling house.
- (v) Care has been taken in the drafting up of the scheme to ensure a sympathetic proposal was put forward. It will be noted that the building proposed is not larger than the one it replaces.
- (vi) A bat report is submitted with this application.
- (vii) It is considered that the site constitutes a brownfield use in the Green Belt (as set out in the Planning Statement). As such, the proposal falls to be considered against the parameters of para 89 of the NPPF relating to the partial or whole redevelopment of brownfield sites in the Green Belt. This is outlined in detail in the submitted Planning Support Statement. It is outlined that the scheme wholly conforms with Green Belt policy.
- (viii) It will be noted that care was taken in the formation of the residential curtilage which will be kept small in scale and the boundaries will be identified by ranch style fencing together with native hedge planting (as shown on the submitted plans).
- (ix) In respect of the access to the site, this will utilise the existing access which will be surfaced in appropriate materials (limestone/sandstone chippings) and passing bays will be provided. A dustbin pick-up point is provided at the entrance to the site.

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- (x) In summary this proposal constitutes the redevelopment of a brownfield site which is not inappropriate development in the Green Belt. The building proposed is a similar scale to the building replaced in this context the proposal will not give rise to harm in terms of openness or the purposes of it being land within the Green Belt. It is, therefore, considered that planning permission should be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.

Should you require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI

Chartered Town Planner

Encs