

PROPOSED WELFARE FACILITIES and SEWAGE TREATMENT PLANT at WHITEACRES, LANE HEAD ROAD, CAWTHORNE, BARNSELY

STATEMENT IN SUPPORT of APPLICATION

EXISTING SITE

The site is located approximately 4 kilometers to the west of Barnsley Town Centre and comprises a well-established agricultural small holding, which is registered with the Department for Environment, Food and Rural Affairs.

The site is bounded to the south by the Lane Head Road (A635), to the east by the M1 motorway, to the north by agricultural land and to the west by recent residential development. The land is predominately flat rising very slightly from south to north and is well screened on the periphery by mature trees and hedges. Silkstone Beck runs through the site within the land in the applicant's ownership running south to north through the centre of the site.

The site is occupied by a number of timber buildings and three steel container units. Access to the site is via an existing shared driveway which leads onto an unmetalled track within the site boundary

The smallholding is owned, occupied and run by the applicant only, and is used for general agricultural purposes including cutting of wood logs, general agricultural operations including holding limited livestock and equestrian usage.

The site is some 1.990 Hectares in area and is in land designated as Green Belt in the current Barnsley Urban Development Plan, published December 2000.

PROPOSAL

The site currently has no welfare facilities on site, and so it is proposed to erect a small building to provide washing facilities, to allow the preparation of hot drinks and snacks and incorporating toilet accommodation, all for the exclusive usage of the site occupants. This is considered an essential requirement in the current climate where health and wellbeing of persons using the smallholding is of paramount importance.

The work includes the provision of a proprietary sewage package treatment plant with associated connecting pipework and discharge pipework for final treated effluent to Silkstone Beck. Soakaway tests have proven that the ground is not suitable for the disposal of the final effluent so a treatment plant as required by the Environment Agency to allow direct connection to a watercourse is to be installed.

As the land use is agricultural, it is felt that the proposal falls within the requirements of Policy G8A of the UDP, which allows development in Green Belt land where usage is solely for agricultural purposes.

DESIGN PARAMETERS

The building is to consist of a small flat roofed structure, the size of which has been kept to an absolute minimum to minimize impact on the Green Belt area and surrounding environment. The building will be rendered and painted in a colour to be approved by the local Planning Officer, which will be sympathetic with the adjacent steel cabins.

The package treatment plant and all associated pipework is located underground, and a proprietary manufacture precast concrete headwall is to be installed at the discharge point with Silkstone Beck. The site is not susceptible to flooding during normal rainfall events, but as it has been known to flood during recent unprecedented events, a flap valve is to be installed on the headwall as a precaution to prevent water entering the drainage system and so the package treatment plant.

The package treatment plant has been registered with the Environment Agency in accordance with the Environmental Permitting Regulations 2010, and the necessary Building Regulation approval will be sought before any work starts on site.

PARKING and ACCESS

The development will utilise the existing access off the private road off Lane Head Road, adequate turning space exists within the site to ensure safe egress of vehicles back onto the public highway.

The only additional site traffic will be an annual visit by a licensed contractor's tanker to remove the accumulated sewage sludge from the treatment plant.



Proposed Site of Welfare Building



Proposed site of Building from Track