
2022/0103

Mr R Nicholson

Cannon Hall Open Farm, Bark House Lane, Cawthorne, Barnsley, S75 4AT

Erection of single storey new build changing room and disabled WC facility

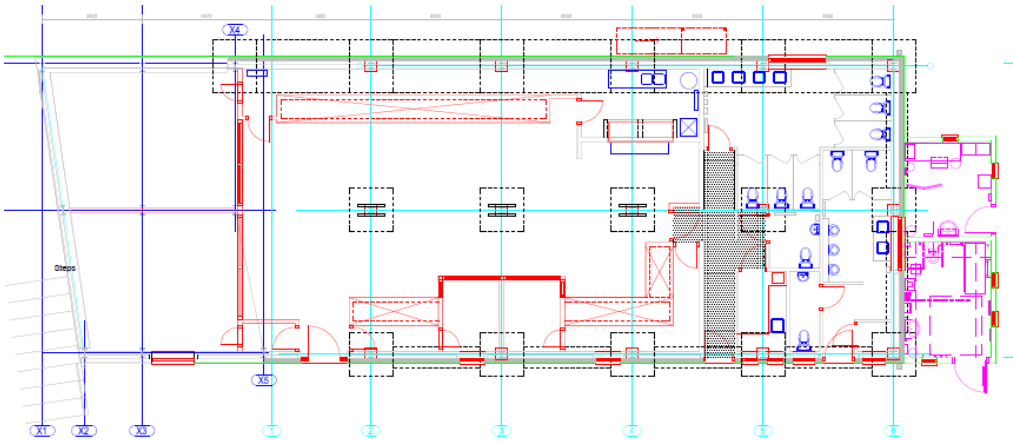
Site Description

The application relates to an area within the Cannon Hall Farm complex to the north of the landscaped parkland area of Cannon Hall itself. The site is located less than ten metres north of the walled garden which itself is curtilage listed due to its functional and historic association with the grade II* Cannon Hall and is within the grade II registered parkland. The site area is within existing modern farm buildings and associated attractions.



Proposed Development

The applicant seeks permission for the erection of a single storey new build changing room and disabled WC facility and first aid block. The building would be an addition to an existing toilet block and would be constructed of matching materials to the main block and adjacent buildings within the complex. The proposed building would project 3.1m from the side elevation with an overall length of 7.8m.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan is the borough's statutory development plan which is supported by a series of adopted Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan policies map designations include:-

- Green Belt
- Registered Park and Garden

Other relevant Local Plan policies are as follows:-

GD1 – General Development

D1 – High Quality Design and Place Making

GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt

HE1 – The Historic Environment

HE4 – Developments Affecting Historic Areas or Landscapes

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour

of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

The relevant paragraphs within the NPPF will be observed with respect of this application, those being Chapters 13 (Protecting Green Belt Land) and Chapter 16 (Conserving and enhancing the historic environment).

Consultations

Responses have been received from the following consultees:

Conservation Officer – Overall, I'd raise no objections, but the location means we should consult the Yorkshire Gardens Trust and for belt and braces the SYAS to ensure any archaeological potential is handled correctly.

Culture, Sport and Tourism – No comments received

Highways Drainage - The details provided are sufficient and that I have no further observations to make with respect to land drainage. I am happy for the details to be checked by building control.

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, so approval is recommended

SYAS – No comments received

Yorkshire Gardens Trust - No comments received

Representations

The application was publicised in accordance with requirements of the Development Management Procedure Order whereby neighbour notification letters were sent to adjoining and adjacent properties alongside a site notice erected near to the site. No representations have been received.

Assessment

Principle of development – Heritage & Green Belt

The site is located within the Green Belt where the construction of new buildings or structures is regarded as inappropriate. New facilities associated with agriculture and outdoor recreation are usually exempt from this definition through clause (a) + (b) of NPPF para 149. There is therefore significant overlap with clause b of para 149 in respect of outdoor recreation. However, the latter clause requires that outdoor recreation facilities preserve the openness of the Green Belt to meet the exemption test. In this case the proposed building have been placed close to existing buildings within the farm complex and therefore from long range views from the north and east they will be seen against the backdrop of the existing buildings which will reduce their prominence.

Overall the principle of development is determined as being acceptable by virtue of limited impact on the openness of the Green Belt, in particular from far reaching views in line with Local Plan Policy GB2. Similarly the harm to heritage assets is less than substantial and outweighed by a combination of public benefit and the threat of further harm being incurred as set out by NPPF Para 202 and LP Policy HE4.

Residential Amenity

No residential properties are in close proximity to the development site and the impact upon residential amenity is consequently determined to be in line with the SPD Residential Amenity and Siting of Buildings as well as LP Policy GD1 – General Development.

Visual Amenity and impact on listed structures and parkland

The proposed building is located within an existing area of modern buildings of an agricultural style. The proposed extension to the barn is less than ten metres north of the walled garden which itself is curtilage listed due to its functional and historic association with the grade II* Cannon Hall and is within the grade II registered parkland. The location for the proposal is obviously very close to the environs of the C18 walled garden. The roof and elements of the timber cladding of upper parts of the host barn can be seen from within the walled garden. (see image below – taken before the restoration of the north range glasshouse and garden works).



However, the lower section of the barn which is sandstone cannot be seen from the walled garden. Consequently, the single storey form of the proposal and the relatively close proximity to the northern garden wall means that the structure is unlikely to be visible from within the walled garden. Obviously, to the north of the historic garden walls (within the Open Farm compound) the structure will be easily visible. However, this part of the setting of Cannon Hall (and in fact the Registered Parkland) is so comprehensively altered that it contributes very little in terms of the historic significance and setting of the designated assets. The existing form of the modern barn is functional

and has an agricultural aesthetic with a natural sandstone plinth and timber cladding at higher level. The proposed structure is relatively small scale and low in profile and the materials have been chosen to match the existing barn, this should include sandstone (as in the host barn) with a roof cladding to match.

The proposal is deemed to be an acceptable impact on the visual appearance of the area in accordance with LP Policies D1 – High Quality Design and Placemaking.

Recommendation

Approve – Subject to conditions