



Planning Statement

Change of use of agricultural building

Huthwaite Bank Farm

Old Mill Lane

Thurgoland

Yorkshire

S35 7EG

Change of use of barn

Huthwaite Bank Farm

Thurgoland

1 Introduction

- 1.1 This is a planning statement to accompany an application submitted by Pentland Ltd on behalf of Mr and Mrs Low for the change of use of an agricultural building to ancillary domestic use and storage at Huthwaite Bank Farm, Old Mill Lane, Thurgoland. This statement covers the planning policy context of the proposal.

2 Application site and setting

- 2.1 Huthwaite Bank Farm is located on the northern side of Old Mill Lane, to the south of Thurgoland, within the Barnsley Metropolitan Borough Council area. It is a former farmhouse which has been altered and extended partly through the conversion of an attached barn. It is a traditionally detailed building in natural stone. In addition to the main house there are a number of outbuildings, including a building approved in 2002 as a livestock building. This sits at the rear of the site, and is partly set into the ground, which was excavated when it was constructed. There are fields to the north and west of the building, with open fields to the west of house. There is another dwelling to the east. The site is within the designated Green Belt.

- 2.2 This building has a gable facing the road, with natural stone on this elevation, which has a garage door style opening in it. The side elevations are a mixture of rendered blockwork with Yorkshire boarding as cladding on the upper sections of the side walls. The building has a Hardrow tile roof and a number of rooflights. Internally the building has a largely open ground floor, with stairs at the rear giving access to a first floor.

2.3 Planning History:

- 1982: Extension of dwelling: approved (ref. no. B/82/1321/PR)
- 2003: Erection of livestock building: approved (ref. no. B/02/0931/PR)

3 Proposal

- 3.1 The proposal is for the change of use of the existing agricultural building, approved in 2003, to ancillary domestic use. No external changes are proposed. Internally, the building has two floors. These would be used for purposes ancillary and incidental to the existing dwelling at Huthwaite Bank Farm. The ground floor would be used for general domestic storage, garaging and the storage of implements such as mowers to assist with the management of the smallholding. The first floor would be used for other ancillary purposes, such as storage, home office and additional accommodation. It would not be a separate dwelling or a separate commercial use.

4 Planning Policy

- 4.1 The Development Plan for the area is the Barnsley Unitary Development Plan (2000) and the Adopted Core Strategy (2011). We consider that the relevant Part I UDP policies are GS7, GS8, GS9, and BE6. Part II of the UDP sets out specific policies for development management. The key policy in relation to this application is GS8A:

POLICY GS8A: The Re-use and Adaptation of Buildings in the Green Belt

“In the Green Belt, the change of use and/or alteration and/or extension of an existing building will be permitted provided that:

A) The building as altered and extended or used, in accordance with the development permitted, will not have a materially greater impact than the present use on the openness of the Green Belt and the purpose of including land in it

B) The building as altered and extended or used in accordance with the development permitted, will not adversely affect the amenity of local residents or the appearance of the locality, nor lead to traffic or safety problems

C) Any building proposed for conversion is structurally sound and capable of conversion without the need for substantial alterations

D) The development will not result in the loss of an essential component of an agricultural holding and is compatible with the viability of continuing agricultural activity

E) Any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape mass and plan form, the existing external materials, and its overall setting

F) The site curtilage must be limited to an area reasonable to fulfil the functions of the proposed use and will not in its appearance or use adversely affect the amenity of local residents or the appearance of the locality

G) A proposal to change the use of a non-residential building to residential use will be permitted only if:

i) The applicant has made every reasonable attempt to secure a suitable agricultural, business, leisure, tourism or other use which would contribute to the local rural economy without conflict with other policies of the plan, or the residential conversion is a subordinate part of a scheme for non-residential use, or

ii) Residential use would be a significantly better way of retaining and enhancing the character and appearance of the building than a non residential use.

H) There is no conflict with the other policies of the plan where, following the conversion of a building from agricultural use, permitted development rights may allow the erection of new farm buildings within the same agricultural unit or holding which might have a seriously detrimental effect on the openness of the Green Belt and/or on the landscape, the council will remove permitted development rights by planning condition.

Where permission is granted for conversion to a dwelling the council will normally, as a condition of planning permission, remove permitted development rights so as to control alterations and extensions to the building and the erection of outbuildings”.

4.2 National Planning Policy Framework

In addition to Local Plan policies, we have also considered Government guidance in the relatively recently adopted National Planning Policy Framework (March 2012) which replaced Planning Policy Guidance 2 “*Green Belts*”. The NPPF sets out Government advice on development in the Green Belt, as follows.

“79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

“87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.

- 4.3 Paragraph 90 of the NPPF states that certain forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include the re-use of buildings provided that the buildings are of permanent and substantial construction. This advice is reflected in the Council’s policies, which were based on advice in PPG2.

5 Planning Assessment

- 5.1 The key planning policy issue raised by this proposal is considered to be whether the proposed change of use would be acceptable in principle when assessed against the relevant Barnsley Unitary Development Plan policies in respect of development in the Green Belt and the change of use of existing buildings. This statement concludes that the proposed development is in accordance with the saved UDP policies and the National Planning Policy Framework as the proposed development is the change of use of a relatively small agricultural building within the curtilage of a house for purposes ancillary to the occupation of the dwelling. The scheme does not involve any external alterations to the building and would not

harm the openness of the Green Belt in any way. It would not lead to a need for a replacement building.

4.2 *Issue 1: Whether the proposed change of use would be acceptable development in the Green Belt.*

The NPPF sets out the relevant Government advice on development in Green Belts. The guidance in the NPPF is reflected by UDP policy, which was based on advice in the now superseded PPG2. The NPPF permits the conversion of buildings of permanent construction to alternative uses. In this instance the use would be ancillary to an existing dwelling so it would not be “inappropriate” development. There would be no new building, extensions or alterations to the building. Any associated residential activity would be contained within the existing curtilage. The openness of the Green Belt would therefore not be adversely affected by the development.

4.3 *Issue 2: Whether the proposed change of use is otherwise acceptable in terms of UDP policy GS8A*

Taking each part of policy GS8A in turn:

A) The building as altered and extended or used, in accordance with the development permitted, will not have a materially greater impact than the present use on the openness of the Green Belt and the purpose of including land in it: The building would not be extended or altered externally, so the change of use to ancillary use would not affect the openness of the Green Belt.

B) The building as altered and extended or used in accordance with the development permitted, will not adversely affect the amenity of local residents or the appearance of the locality, nor lead to traffic or safety problems: There is one neighbour to the east of Huthwaite Bank Farm, but the siting, form and design of the building means that there would be no adverse impact on this property by virtue of loss of privacy or overlooking. The ancillary domestic use is likely to have less impact on the amenity of the neighbouring property than a livestock use would have.

C) Any building proposed for conversion is structurally sound and capable of conversion without the need for substantial alterations: The existing building is structurally sound, being approximately 10 years old and constructed to a high standard.

D) The development will not result in the loss of an essential component of an agricultural holding and is compatible with the viability of continuing agricultural activity: The building was approved as a livestock building on this small holding, but there is no longer an agricultural need for a livestock building. As a result the building is now in use for general storage. The ground floor would continue to be used for storing items such as mowers, but there is no longer an agricultural need for the whole building and its change of use would not create a need for a replacement building. As the building is of permanent construction and built to a high standard, its removal is not considered to be either necessary or appropriate. Its location close to the house, with access from within the residential curtilage, makes it well suited to ancillary domestic use. It would not be used as a separate dwelling.

E) Any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape, mass and plan form, the existing external materials, and its overall setting: No external alterations are proposed or necessary so the building would retain its agricultural character.

F) The site curtilage must be limited to an area reasonable to fulfil the functions of the proposed use and will not in its appearance or use adversely affect the amenity of local residents or the appearance of the locality: The building is located within the curtilage of Huthwaite Bank Farm, so there would be no need for either a new or extended curtilage.

G) A proposal to change the use of a non-residential building to residential use will be permitted only if:

i) The applicant has made every reasonable attempt to secure a suitable agricultural, business, leisure, tourism or other use which would contribute

to the local rural economy without conflict with other policies of the plan, or the residential conversion is a subordinate part of a scheme for non-residential use, or

ii) Residential use would be a significantly better way of retaining and enhancing the character and appearance of the building than a non residential use.

In this instance the proposal is not for independent use of the building as it would remain ancillary to the main house. The proposed ancillary use may include a home office at first floor level, but separate employment use would be potentially unneighbourly to both the existing house and the neighbouring dwelling.

H) There is no conflict with the other policies of the plan where, following the conversion of a building from agricultural use, permitted development rights may allow the erection of new farm buildings within the same agricultural unit or holding which might have a seriously detrimental effect on the openness of the Green Belt and/or on the landscape, the Council will remove permitted development rights by planning condition: The change of use would not result in a need for a new agricultural building.

- 4.4 The proposal also complies with the Adopted Core Strategy (2011) as it would not reduce the openness of the Green Belt or constitute “inappropriate” development in the Green Belt.

5 Conclusion

In conclusion, we consider that the application for the proposed change of use of the existing building at Huthwaite Bank Farm to ancillary domestic uses satisfies the policies set out in Barnsley Unitary Development Plan and approved Core Strategy and with the national guidance set out in the National Planning Policy Framework, particularly in relation to development in Green Belts and the re-use of existing buildings.

We therefore ask that this application be approved.

John Scott BA (Hons) MCD MRTPI

Head of Town Planning

Pentland Limited

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