
2021/1037 – Full Planning Application**Applicant:** Mr Stephen Wragg**Proposal:** Erection of agricultural barn**Site Location:** Field to the north of Hollinberry Lane, Howbrook, Sheffield

Description

The site consists of agricultural fields located north of Hollinberry Lane and east of Carr Head Road, Howbrook. The field is bound by an established hedge to the north, a copse of woodland to the east and the settlement of Howbrook to the west and south. The fields slope from north west to south east and the site is accessed via a metal field gate from an access shared with 18 Carr Head House to the west. The site for the proposed building is centrally located upon the northern side of the holding, adjacent to an existing field boundary and south west of a mature tree set within it. At the time of the site visit there was an excavator parked on the eastern side of the land.

The applicant currently owns this site which is approximately 2.04ha and the agent has filled out Certificate A on the application form indicating that the applicant owns all of the line within the red line boundary.

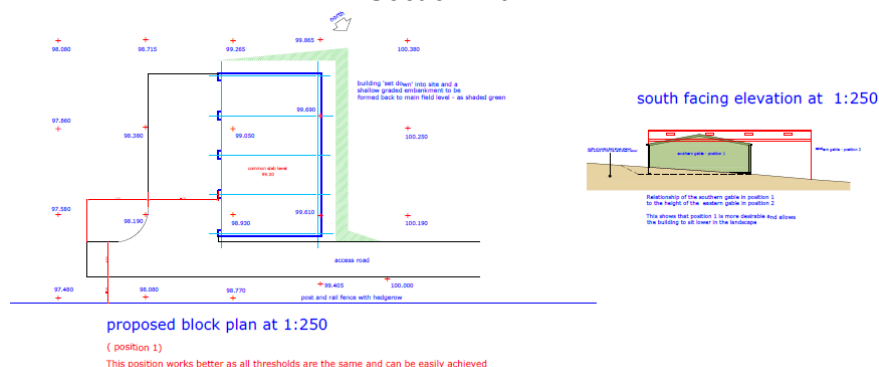




Proposed Development

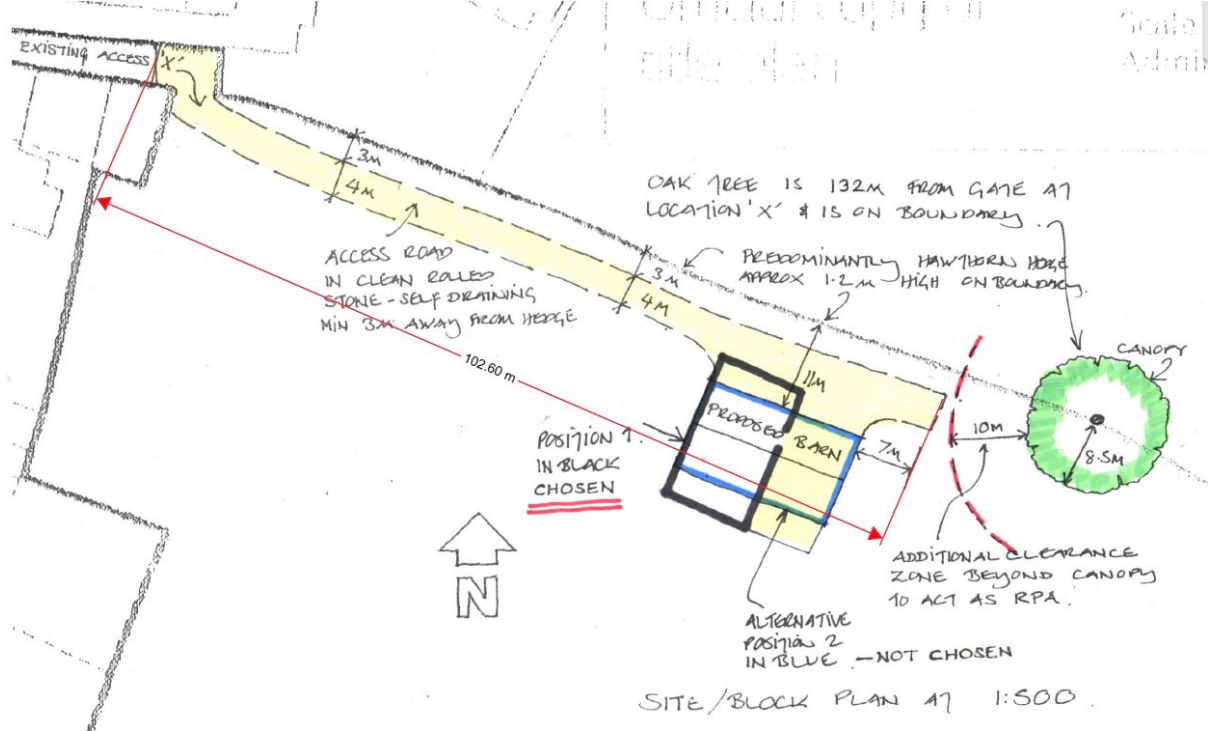
The applicant wishes to erect a 4 bay agricultural building measuring 11.8 m by 18.64m with a maximum eaves and ridge height of 3.45m and 4.6m respectively. The western side of the building will be set into the hill-side to account for the land levels which will reduce the western height by approximately 0.5m. The barn is conceived with a typical modern agricultural appearance, constructed of profiled metal cladding to the roof and elevations with the former being grey in colour and the latter green. Two of the bays are to remain open while the other two are to be provisioned with roller shutter doors. A more formal access arrangement is to be installed through the creation of a 4m wide track formed of clean rolled stone (self draining) with a turning facility adjacent to the barn. Overall the hardstanding which forms the access shall be approximately 100m in length from the existing access into the field.

Section Plan

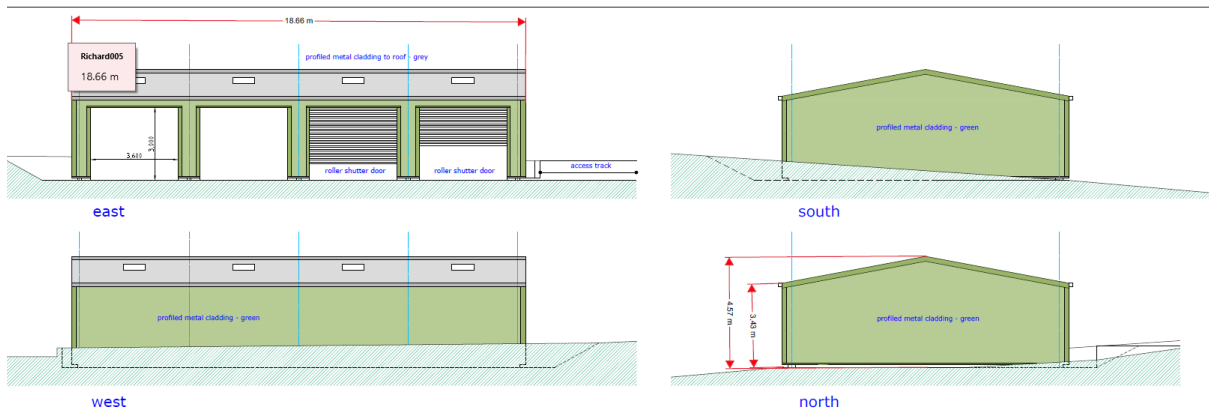


CAPITAL GAINS TAX

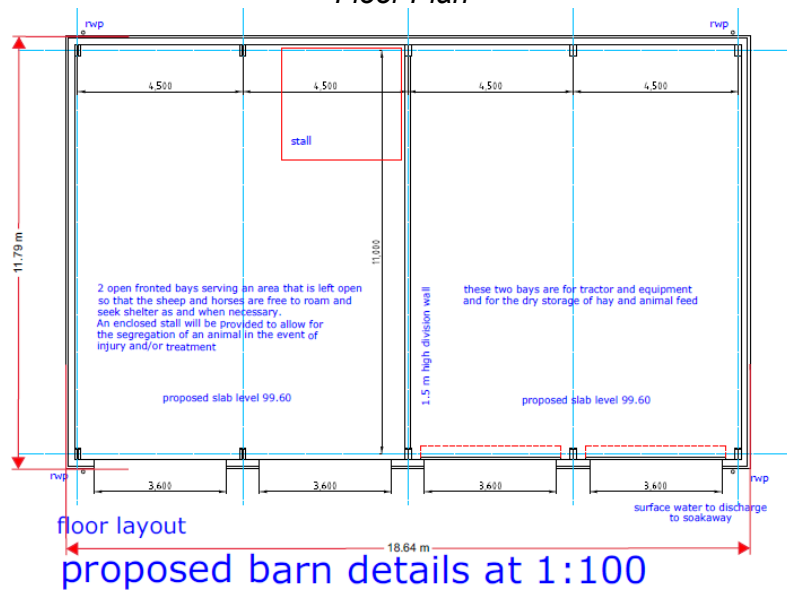
Scale Admin



Elevation Plans



Floor Plan



To quote the elevation plan: *'The 2 open fronted bays serve an area which is left open so that the sheep and horses are free to roam and seek shelter as and when necessary. An enclosed stall will be provided to allow for the segregation of an animal in the event of injury and/or treatment. (The bays with roller shutter doors) are for tractor and equipment and for the dry storage of hay and animal feed.'*

The agent has submitted the following justification for the building:-

Firstly to deal with the location of the proposed barn :

It is not possible for the barn to be located at the farmhouse site.

'Elijah House', the farmhouse, is shown edged in red on the attached google earth image.

This is one of those situations where the actual farmhouse has very limited curtilage and no immediately adjoining fields. The applicant's other land is located remotely.

The buildings within the red line boundary are the actual farmhouse and outbuildings associated with the long established plant business.

The field further down the lane on which the barn is proposed is actually the nearest suitable portion of land owned by my client on which it is possible to rear sheep. The proposed barn location therefore is both logical and sensible.

The entrance to this field is approximately 0.5 km from the farmhouse.

Secondly to deal with the position of the barn and the site levels :

It is a fact that the field in question does have a slope and we have taken site levels to show the extent of the level changes.

We have taken the opportunity of re-visiting the proposed position of the barn on the basis of these levels and the amended drawings re-submitted alongside this planning statement explain the situation.

The barn will be 'set down' into the site and so the extent of visible elevations will to some degree be less than we were showing on the original elevations.

In fact from a practical point of view it would be better for the barn to be turned through 90 degrees (as shown in position 1). This allows a more practical solution for maintaining a level floor across each opening with the least amount of 'cut' into the site.

Another benefit of altering the building's alignment results in the doors and open frontages being more protected from prevailing weather and thus creating a more comfortable environment for the animals.

It is of course possible for the building to be aligned as originally proposed, but on balance it is our view that this would be less practical than position 1.

It is generally agreed that position 1 is better and so the elevation drawing reflects the appropriate ground levels accordingly.

I can provide the information asked for. Sheep are quite hardy and many will lamb outside however most farmers rig CCTV so that they don't need to be there all of the time. I do not envisage lambing to start with but it's an obvious way to increase numbers steadily. I cannot see us wanting more than 15-20 sheep. Numbers of sheep would be relatively small to start with as the rare breed are expensive to buy. The design of the barn and its size is so that everything is together and not spread out in the field. We need a place for equipment, hay, feed and animals. I currently have 2 horses but would like to have a 3rd as one of the horses is very old now and ready to retire. I currently have to drive to Wortley and Thurgoland each day to look after and ride my horses so having them in the village will be considerably closer than they are currently. We don't have any land closer to our house to build a barn on. Using google maps the field is 0.3 miles away from our house, 1 minute by car and 5 walking.

Ventilation for animals is key to health and so I do not want them crammed in together and would like half of the barn to be open for them to use as and when they please- shelter in the winter and shade from the sun and flies in the summer.

The other half of the barn would be for equipment, feed and hay.

We are wanting to have animals that we know have had a high standard of welfare and can be traced from field to plate. It is important to both me and Nichola and something we want our children to care about.

Policy Context

The new Local Plan was adopted at the full Council meeting held 3th 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

The site is set within an area of Green Belt.

The following policies are therefore of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection
- Policy E6 – Rural Economy

NPPE

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Section 6 - Building a strong, competitive economy

Supporting a prosperous rural economy.

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

Guidance

SPD – Residential Amenity and Siting of Buildings

Consultations

The following consultees provided responses on the application:

Pollution Control – No objections

Highways DC – No objections following the submission of further information (verbal confirmation with Senior Engineer 17/09/2021).

Forestry – No objections to amended design, recommends conditions to make the development acceptable.

Representations

The site was advertised by way of neighbour notification letters with adjoining properties as well as a site notice erected in a public location adjacent to the site. The following responses have been received:

Original Consultation:

12no. representations relating to the following issues:

- Issues pertaining to light pollution.
- Lack of consultation for new properties on Hollinberry Lane (resolved by Case Officer)
- Lack of information relating to use, topography etc.
- Concerns relating to intended use and legitimacy of intended use.
- Disturbance across the access to 16, 18 and 22 Carr Head Road due to large agricultural machinery movements.
- Potential damage to property upon the access.
- Highway safety across the access in relation to speed limits
- Noise pollution resulting from use of the barn.
- Construction of the barn and its access will harm wildlife
- Loss of view (non-material consideration)
- Loss of privacy
- Request to explore alternative locations nearer the applicant's property.
- Degradation of visual amenity in a Green Belt location

Amended Plans Consultation:

4no. representations received relating to the following issues:

- Revised location closer to residential properties and will significantly be affected by the siting of the building and its traffic generation.
- Impact on the access not mitigated for through amended design. The entrance into the site is narrow and tight for vehicles and will likely cause damage to the walls that abut it. Blind corner also of concern to highway safety.
- Use of the building not legitimate by the applicant due to profession/business being unrelated to farming.
- No objection subject to use of the outbuilding being enforceable.
- Reiteration of concerns from a previous representation.

Assessment

Principle of development

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 a predominantly agricultural use with an ancillary equestrian use and is therefore acceptable in principle subject to design, size and location.

The proposal involves the erection of an agricultural building which is to be used to support agricultural and equestrian activities on the site, for livestock (sheep), horses and for storage of feed and equipment/machinery in connection with the aforementioned activities. Whilst the building is large it is relative in size to the overall size of the land holding (which will be assessed in more detail in the visual amenity section below) and the proposed multipurpose building is considered justified in accordance with the NPPF (paragraph 149(a) in particular)

and GB1. It is not felt that the equestrian element is of a sufficient level in respect of the proposal to justify exemption under NPPF 149(b) and there is no commercial element in respect of the equestrian use, hence its 'ancillary' designation.

The applicant lives in close proximity to the site just to the north of the settlement at Elijah House therefore there would be no requirement for onsite living accommodation.

Visual Impact

In terms of visual impact, the building would have a purpose built agricultural design which is acceptable in terms of visual amenity. The use of olive green colour applied to the side elevations is typical of an agricultural setting, and at roughly 3.5m to the eaves and 4.6m to the ridge from its tallest extent, the building will have broadly the same height as that of a detached bungalow common to other parts of Barnsley. The barn is sited toward the crest of the hill so it is understood and acknowledged to be in a prominent location relative to the properties on Hollinberry Lane to the south. That being said, the private drive extending off Carr Head Road to the east, and directly adjacent to the field's access, incorporates an extension of the urban settlement across the ridge of the hill with 20 Carr Head Road rising to 6.2m in height at its eastern gable. When viewed from the south, the western side of the barn is likely to appear as though it extends from the settlement, despite its isolated location, due to the presence of 20 Carr Head Road and is likely to be at a lower level than that dwelling due to the fall of the land and its lower overall height.

The access to Carr Head Road is existing and a further track is proposed which will run along the existing northern field boundary line and would be laid with crushed stone. It is felt that the siting is justified in order to minimise impact upon visual amenity as the building will not be overly visible from Carr Head Road due to the dog-leg of the track, the boundary hedge and due to the land sloping downward in gradient from northwest to southeast relative to the oblique views offered through the access gate.

Overall It is felt that the proposed building is justified, of an appropriate scale and has been sited in an acceptable location where it will not be prominent when viewed from Hollinberry Lane. From other vistas, particularly from the west, there will be limited views. Lastly, it should also be recalled that the building is of an agricultural appearance within an agricultural setting and as stated in the planning statement, the building will ensure the ancillary equipment and feed for the livestock and horses are not strewn around the field which would also have a negative impact upon visual amenity. The proposal is subsequently considered to be acceptable in terms of visual amenity and impact upon the openness of the Green Belt in accordance with policy D1 and GB1 of the Local Plan.

Residential Amenity

The following issues raised by representors will be addressed categorically here:

- Issues pertaining to light pollution.

A condition is to be added to the decision to ensure that a scheme for lighting will be

- Concerns relating to intended use and legitimacy of intended use.

The use of the proposed barn has been clarified through the submission of the planning statement on the 9th July 2021. The justification therein is predicated on an agricultural use for sheep rearing with a small ancillary equestrian element. It is understood that the applicant has an alternative business, however the barn has been justified for agricultural purposes and is able to be restricted to these practices through the imposition of planning conditions.

- Disturbance across the access to 16, 18 and 22 Carr Head Road due to large agricultural machinery movements.

The applicant could conduct machinery movements of agricultural plant on and off the site without the need for the current application as the access is established. It may be that approval of permission for the barn may intensify movements, however this is unsubstantiated and unlikely to be excessive given the anticipated level of livestock being 15-20 sheep and up to 3 horses. In any case, Howbrook is a small village set amidst the backdrop of a rural landscape with most dwellings backing onto agricultural land. It is therefore the position of the LPA that agricultural practices in proximity to village properties should be expected in one form or another

- Potential damage to property upon the access.

This is a private matter and not a material planning consideration as this can occur across any access.

- Highway safety across the access in relation to speed limits and its narrowness

The road layout in this location is a result of the layout of historic buildings and boundaries. That being said, exiting the site is not anticipated to be an issue as the visibility from the access is adequate in respect of sight-lines to the north and south of Carr Head Road (this would not be the case if the access was located on the other side of the highway). Irrespectively, and as the Case Officer has driven this road frequently in the past, motorists appreciate the lack of forward visibility through the particular section of Carr Head road that the access is situated upon and slow down accordingly to meet the driving conditions. With this in mind, it should also be repeated that the access is existing and is unlikely to be used to an excessive degree which may otherwise impair highway safety. Lastly, Highways DC colleagues have reviewed the proposal and have confirmed that they have no issues with the proposed use of the access.

- Noise pollution resulting from use of the barn.

The barn is to provide a supporting role in pastoral practice which the applicant is entitled to conduct on their land in this location. The noise of such practices is something which is common in a rural setting in and around Howbrook. Irrespectively, the volume of sheep and horses to be kept on site is not anticipated to create a significant level of noise and no concerns have been raised by pollution control colleagues by consequence.

- Construction of the barn and its access will harm wildlife

The track and barn have been sited on maintained grassland of limited biodiversity value. The relocation of the barn and its access track is predicated on the need to provide a satisfactory stand off distance to the hedge and tree on the northern boundary of the site to prevent damage to these biodiversity assets. It is not anticipated that a significant impact will be incurred by the proposal following amendment of the design to reflect this requirement from the Forestry Officer. A suitably worded condition for protective barrier details is also imposed.

- Loss of privacy

The barn is sited a significant distance from residential properties (approximately 37m from 20 Carr Head Road's curtilage and 72m from 18 Carr Head Road's curtilage) and is unlikely to incur residential amenity impacts for these dwellings in respect of overshadowing or overbearance of their property as the separation distances exceed the minimum set out within the guidance document. Likewise, the barn will be set at a lower level than these dwellings due to the prevailing topography of the area which will further lessen the height and consequent potential for overbearance or light loss.

Based upon the above assessment, the proposal is considered to be acceptable in terms of residential amenity in accordance with Local Plan Policies GD1 and Poll1.

Highway Safety

The proposed access track to the building would traverse some 100m from the existing access off Carr Head Road and would be laid with crushed stone. The access gate is recessed 17m from the main highway which will prevent the blockage of the highway while the vehicle operator is opening the access to the field and as previously mentioned, the access is acceptable from a visibility perspective in respect of egress from the site. It is acknowledged that Carr Head Road is narrow and this may incur some difficult manoeuvres dependent on the vehicles attempting access to the site. However given the quantum of sheep and horses anticipated in the barn and surrounding field, it is not felt that tractors or articulated trailers will struggle with the manoeuvre into or out of the access. The presence of crushed stone along the access length alongside the 17m forecourt in front of the gate should prevent the emission of loose material onto the highway

The proposal should not cause any significant impact upon highway safety and is therefore considered to be acceptable in accordance with policy T4.

Other issues

As previously mentioned a tree protection barrier and plan will be required following re-siting of the barn and its access track away from the hedge and mature tree set across the field boundary.

Conclusion

The barn is compliant with Local Plan Policies GD1, D1, GB1, T4 and Poll 1 for the reasons outlined above. The use of the barn will be restricted by condition to comply with the uses and practices set out within the planning statement and barn details plan. The siting, scale and material appearance of the barn are reasonable and accord with the council's guidance where relevant in respect of visual and residential amenity. A recommendation of approval is consequently made subject to the conditions mentioned above.

Recommendation

Grant subject to conditions