
2018/1445

Applicant: Mr Robert Barraclough

Description: Erection of agricultural workers dwelling

Site Address: Westfield Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD

Site Location and Description

Westfield Farm is located to the north east of Thurlstone. The landholdings extend to 51.8ha predominantly located to the north / northeast of Thurlstone.

The site is a small, broadly rectangular shaped, piece of land located at the entrance of the existing farm yard. Access is via the existing farm yard access. The current farm house is located to the north, on the other side of the access with various farm buildings located to the east, all contained within the existing farm yard.

There is a small field to the south providing a buffer with the residential edge of Thurlstone.

Proposed Development

The application is for a small 3 bed bungalow for use by an agricultural worker. The dwelling is for the current farmer's daughter who is the primary farm worker. Mr Barraclough is stated to be retiring but remains living in the existing farm house with his wife and grandchildren, for whom he is primary carer.

The bungalow is modest in size with the main rooms consisting of the three bedrooms, a living room, kitchen, utility and bathroom. The floorspace of the property is approximately 130 square metres

The proposed dwelling is an L shape with pitched roof. There is parking for two cars and a small garden. The curtilage is tightly drawn.

Planning History

B/91/1408/PU – Erection of agricultural building approved.

Policy Context

Planning decision 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 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 Policies

The site is allocated as in the Green Belt in the Local Plan where GB1 applies, protecting the Green Belt in accordance with National Planning Policy.

Policy GB4 allows for a permanent agricultural workers dwelling provided that:

- They support an existing agricultural activity on a well-established unit;
- There is clearly an existing functional need which relates to a full time worker;
- The unit and the agricultural activity have been established for at least 3 years and profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so;
- The functional need could not be fulfilled by another existing dwelling on the unit or in the area which is suitable and available.

Development will be expected to:

- Be of a size commensurate with the established functional need;
- Be sited directly adjacent to existing buildings wherever possible;
- Be of a standard of design and respect the character of its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety.

Other relevant policies include:

SD1 Presumption in Favour of Sustainable Development
 GD1 General Development
 H4 Residential development on small non-allocated sites
 T4 New Development and Transport Safety
 D1 High Quality Design and Place Making
 BIO1 Biodiversity and Geodiversity
 CC4 Sustainable Drainage Systems
 Poll1 Pollution Control and Protection

SPDs

Design of Housing development

Penistone Neighbourhood Plan

BE1: Design of the built environment

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.

Consultations

Drainage – No objections

Highways – No objections subject to conditions

Pollution Control – No objections

Yorkshire Water – No response

Representations

The application has been advertised by way of a site notice and properties within the vicinity have been consulted directly in writing. No comments have been received.

Assessment

Principle of Development

The proposed development is for an agricultural workers dwelling. The planning application is supported by information including confirmation that the proposal is for a further dwelling on the farm; details of the farm holding, including land owned and land rented; details of the stocking levels (numbers of cows, sheep, pigs and poultry; and an estimate of the total man hours). In addition, further evidence has been provided by the applicant's accountants in relation to the profit and loss accounts for the business for the 3 years to April 2019 and their financial opinion of the farms viability.

The information provided shows there is existing agricultural activity on site with over 300 cattle and over 200 sheep alongside pigs and poultry forming part of the agricultural operations with barley also cultivated on the site. The planning application submitted in 1991 was for an agricultural building and involved the same applicant as this proposal which shows how well established the farm is at this location.

The applicant has provided an assessment of land held, stocking levels, and agricultural operations on site to calculate standard man hours for farm labour requirement. This is assessed in reference to the John Nix Farm Management book and shows that there is a functional need for an agricultural worker on site. The property is required for Gina Barraclough who is currently residing with her parents and their grandchildren in the main farmhouse. Mr Barraclough is said to be in poor health and retiring. Therefore, the functional need for a farm worker on site is clear.

In addition to the above, the evidence provided demonstrates that the farm business has been restructured by Gina Barraclough who has invested substantial personal funds in the business. This has resulted in the development of a pedigree herd of beef cattle which is stated to commend premium prices at auction. The financial evidence reflects this investment with the farm going from operating at a loss to being profitable in 2019.

Furthermore, the future occupier of the dwelling has been residing in the farm house with family over recent years, as the business has been restructured, and therefore in this case it is not appropriate to require a temporary dwelling in accordance with paragraph 18.12 of the Local Plan.

The applicant has not provided evidence that a suitable property is unavailable in the vicinity, however, a review of the properties currently available in neighbouring Thurlstone confirmed that no houses were available in the immediate proximity and those that are for sale in the wider area are priced above what would be affordable for a farm worker on the wage being paid by the business.

Finally the accountant has confirmed that the business is capable of acquiring the finance required to build the new dwelling.

As such it is accepted that the proposed development complies with the first part of policy GB4.

Visual, Residential Amenity, and Highway Safety

The second part of GB4 requires the proposal to meet various design standards. In this regard the proposed bungalow is small in scale with a tightly defined curtilage, allowing for a small garden

and two parking spaces. Its floorspace is commensurate with other agricultural workers dwellings that have been allowed in the past within the borough. It is sited within the existing farm yard, close to other farm buildings and shares the same access. Proposed materials are Yorkshire stone with artificial slates which is in keeping with the farmhouse.

In terms of residential amenity, there is a small field located between the proposed dwelling and the nearest adjacent properties (other than the existing farmhouse) ensuring more than the minimum distance standards can be met with regards to protecting neighbouring amenities.

In terms of highway safety the addition of this dwelling for an agricultural worker is not considered to generate any significant traffic movements. Parking is provided next to the dwelling and the proposal will be able to utilise the existing access. Highways have raised no objections to the proposal subject to suitable conditions

The proposal is therefore considered to meet the requirements of the second part of GB4 as well as other relevant policies including GD1, T4, D1 and Poll1.

Drainage

The Council's Drainage Officer has inspected the scheme and confirmed that the details provided are sufficient to ensure that a suitable drainage system can be provided. As such no objections have been raised.

Conclusion

The proposal is to provide a permanent agricultural workers dwelling and has been assessed against Policy GB4 of the Local Plan. Sufficient information has been provided to demonstrate that the dwelling is required to support the growing business at Westfield Farm. No other dwellings are available in the immediate area and the siting, scale and design of the dwelling is commensurate with the need. Therefore the proposed is in compliance with Local Plan Policy GB4.

Permitted development rights will be removed and the dwelling will be subject to an agricultural workers occupancy condition in accordance with Local Plan Policy GB4.

The proposal has also been assessed against other relevant local and national planning policies and is considered to be in accordance with these and as such is recommended for approval.

Recommendation

Grant subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D, High Quality Design and Place Making.

- 4 Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

- 6 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.

Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

- 7 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

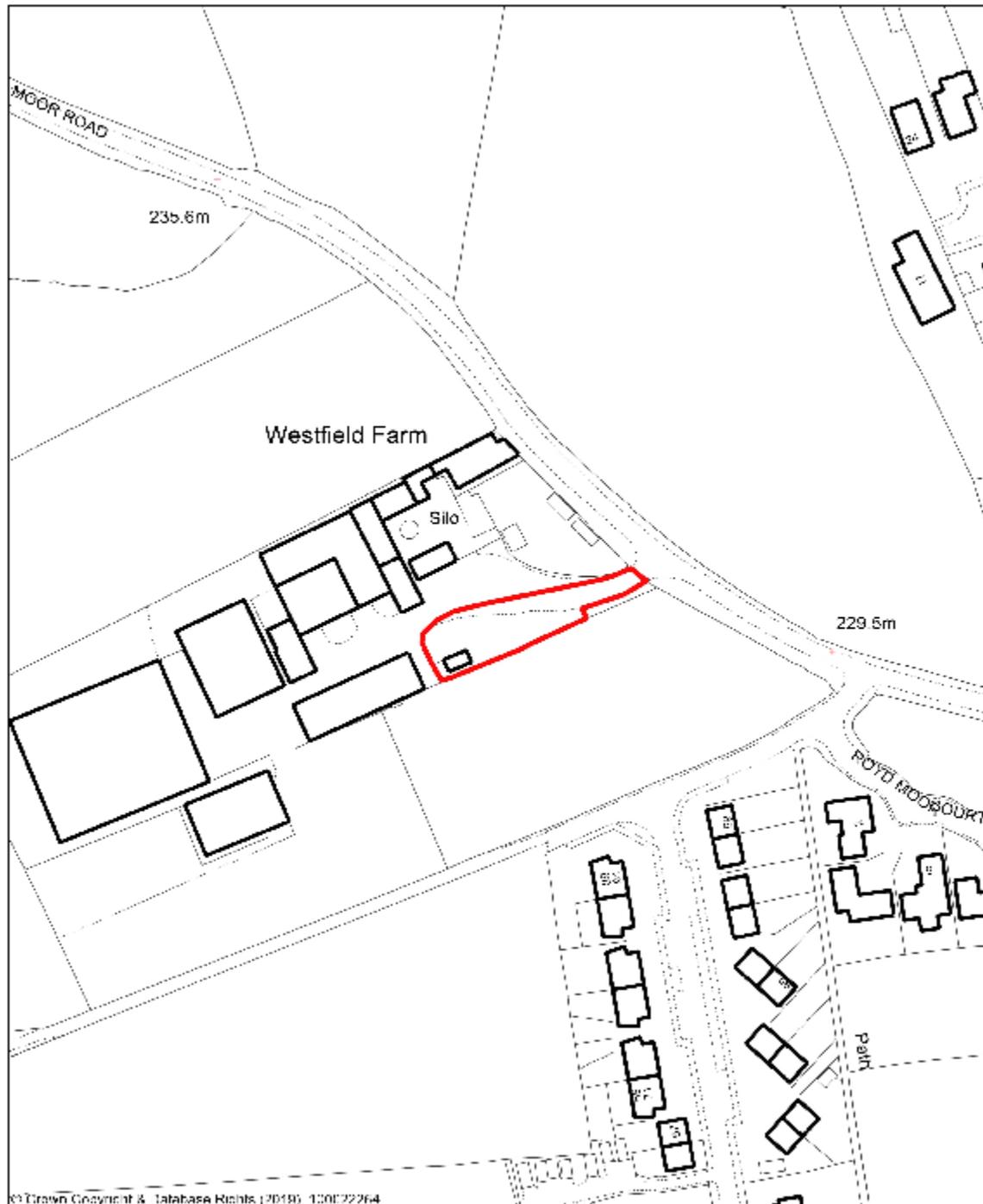
- 8 Vehicular and pedestrian gradients within the site shall not exceed 1:20 to ensure safe and adequate access.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

- 9 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependants.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policies GB1 and GB4.

PA Reference:-



BARNSELY MBC - Regeneration & Property

Scale: 1:1250

