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Application Number:	21/01932/FUL
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Application Type:	FULL
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Proposal Description:	Proposed Agricultural Barn and welfare building together with hardstanding, car parking and access track (AMENDED PLANS)
At:	Land Off Chapel Lane, Thurnscoe

For:	Mr James Wallis - Wallis Farming Ltd
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Third Party Reps:	13 Letters of objection 12 Letters of support	Parish:	Clayton Parish Council
		Ward:	Sprotbrough

Author of Report:	Nicola Howarth
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SUMMARY

Planning permission is sought in full for the construction of an agricultural barn and welfare building together with hardstanding, car parking area and access track on land allocated as Green Belt, as defined by the Doncaster Local Plan.

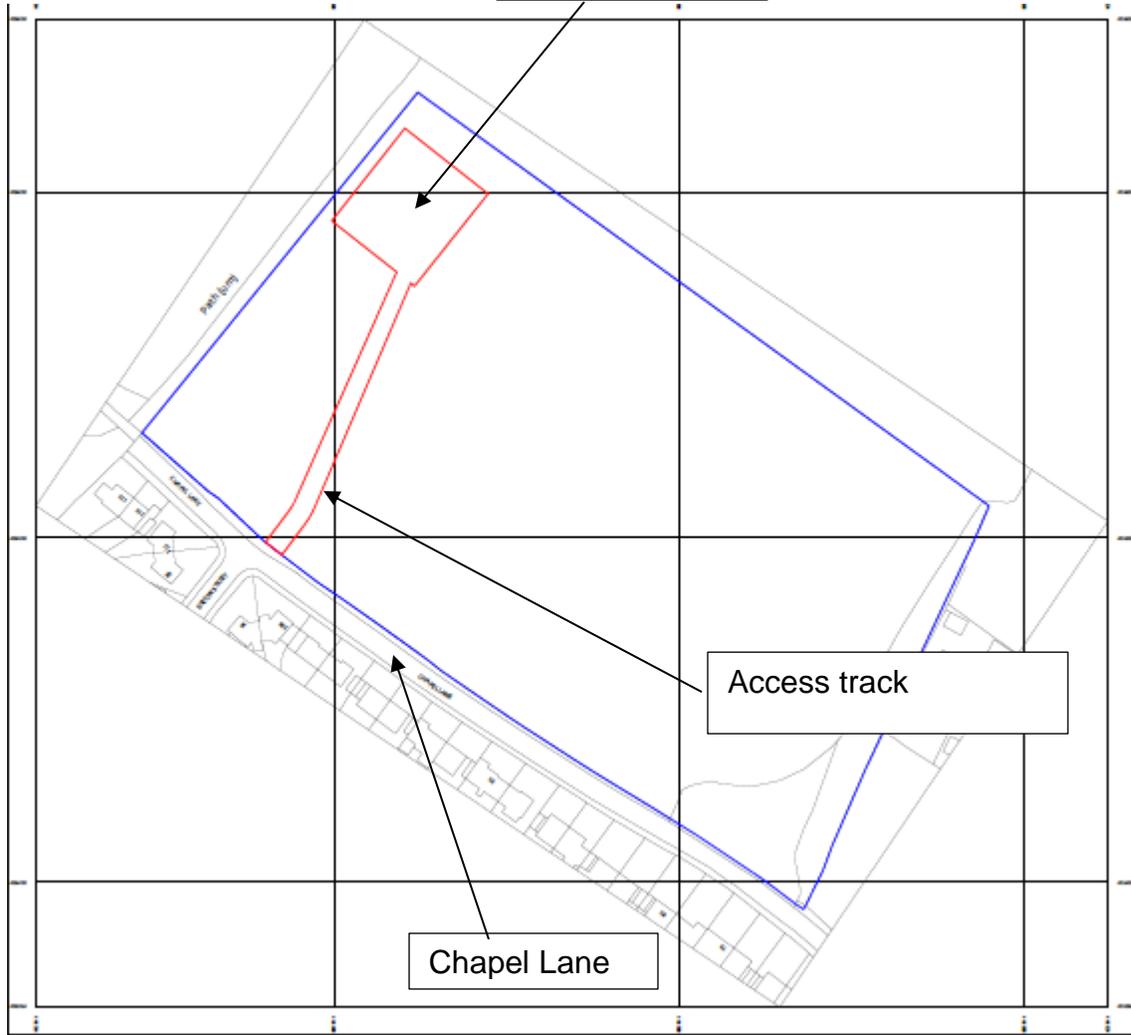
The site lies within allocated Green Belt whereby the construction of new buildings are regarded as inappropriate in the Green Belt. Exceptions to this are buildings for agriculture and forestry, and engineering operations as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The development is of a design and scale that is reflective of agricultural buildings. Whilst it is located away from the edge of the village it will be in a corner location and screened by bunding, existing and new proposed hedge and tree planting. The access track and hardstanding serves and facilitates the barn and is of a permeable design that will be allowed to naturally regenerate.

As amended the proposals do not cause undue harm to the openness of the Green Belt and do not conflict with the purposes of including land within it. The application is therefore in accordance with the National Planning Policy Framework (2021), Planning Practice Guidance and the Doncaster Local Plan (2021).

RECOMMENDATION: GRANT planning permission subject to conditions.

Site Location



Access track

Chapel Lane

1.0 Reason for Report

- 1.1 The application is being presented to Members due to public interest in the application.

2.0 Proposal and Background

- 2.1 Planning permission is sought for an agricultural barn and welfare building together with hardstanding, car park, and access track.
- 2.2 The agricultural building is to be divided internally into a Barn and welfare section. On the ground floor it will be used for machine storage, hydroponics and Christmas tree/fruit and mushroom packaging and storage. The upper level will be used for Bonsai nursery with toilet/changing rooms, manager's office and canteen.
- 2.3 The building will be constructed mainly from profiled metal cladding with a double pitched roof. The external walls will be constructed of profiled metal cladding. External doors and windows shall be metal and aluminium. The roof will be constructed of profiled metal cladding.
- 2.4 An area of hardstanding will be provided to the immediate perimeter of the new building to allow access to farm machinery and for some staff vehicles.
- 2.5 The new farm track will be 5 m wide comprising 250 mm of hard-core topped with 50mm of fine gravel. It will extend approximately 80 m from the existing dropped kerb location on Chapel Lane. It should be noted that the works related to the access track appear to have been substantially undertaken as confirmed by a site visit made on 16.03.2022. Palisade fencing has also been erected around the site.
- 2.6 Members should be aware that this dropped kerb has been incorporated within a widened access which has been constructed already. An application for its retention is pending determination by the Local Planning Authority (LPA) under ref: 21/02200/FUL. In addition an application for a farm shop on the field but on a site closer to the properties on Chapel Lane was refused in 2021 (20/03045/FUL).

3.0 Site Description

- 3.1 The site is located within the Green Belt on land which was formerly set-aside (land stopped for agricultural production). The site lies within the north western corner of the field, approximately 80m from residential properties on Chapel Lane, which lies on the edge of Thurnscoe village. The proposed farm track will be accessed off Chapel Lane. The site and surrounding field is slightly elevated from Chapel Lane but the topography is generally flat and enclosed by mature hedgerow to the north, south east and west.

4.0 Relevant Planning History

Application Reference	Proposal	Decision
21/02200/FUL	Enlargement of existing entrance to field from Chapel Lane and the formation of a recess to allow vehicles	PENDING DECISION

	to pull off the carriageway without blocking Chapel Lane (Retrospective)	
20/03045/FUL	Erection of a two storey farm shop and ancillary car park.	<p>Refused 15.02.2021 for the following reason(s):</p> <p>Namely that the proposal did not fall under the criteria of appropriate development in the Green Belt listed within the NPPF and therefore deemed to be inappropriate development in the Green Belt which by definition is harmful and the very special circumstances and benefits provided did not clearly outweigh the substantial harm.</p> <p>Also the design and appearance of the development was modern and domestic and visually intrusive in the Green Belt.</p>

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Green Belt. The site is located in Flood Zone 1, therefore at low probability of flooding

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraphs 54 - 56 states local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they meet all of the following three tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

- 5.5 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.
- 5.6 Paragraph 119 states that planning decisions should promote an effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.7 Paragraph 130 states that good design criteria should ensure that developments function well and add to the overall quality of the area, are sympathetic to local character and history and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 5.8 Paragraph 137 states that 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.
- 5.9 Paragraph 138 states Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 5.10 Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.11 At paragraph 148, the NPPF further states that ‘when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.’
- 5.12 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry... as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 5.13 Paragraph 150 advises that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Local Plan

- 5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.15 Policy 1 (Settlement Hierarchy) sets out the Borough's settlement hierarchy, seeking to preserve the openness and permanence of Doncaster's Green Belt. Within the Green Belt, national planning policy will be applied including the presumption against inappropriate development except in very special circumstances.
- 5.16 Policy 13 (Promoting Sustainable Transport in New Developments) seeks to promote sustainable transport within new developments.
- 5.17 Policy 26 (Green Infrastructure) seeks to protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure, including landscapes, ecological networks, natural environment, open spaces, public rights of way, geodiversity, biodiversity, navigable river and waterway assets.
- 5.18 Policy 29 (Ecological Networks) advises that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.19 Policy 30 (Valuing Biodiversity and Geodiversity) requires proposals which may harm designated Local Wildlife Sites, Local Geological Sites, Priority Habitats, Priority Species, protected species or non-designated sites or features of biodiversity interest, to use the DEFRA biodiversity metric to:
 - demonstrate that a proposal will deliver a minimum 10% net gain for biodiversity and;
 - protect, restore, enhance and provide appropriate buffers around wildlife and geological features and bridge gaps to link these to the wider ecological network;
 - produce and deliver appropriate long term management plans for local wildlife and geological sites as well as newly created or restored habitats.
- 5.20 Policy 32 (Woodlands, Trees and Hedgerows) advises that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be

presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees. It requires sufficient provision of appropriate replacement planting where it is intended to remove trees and hedgerows.

- 5.21 Policy 46 (Design of Non-Residential, Commercial and Employment Development) states that all non-residential and commercial developments, including extensions and alterations to existing properties, must be designed to be high quality, attractive, and make a positive contribution to the area in which they are located. To do this developments will be required to meet a number of criteria relating to character and design, the impact on amenity, and meet functional requirements whilst being architecturally appropriate.
- 5.22 Policy 54 (Pollution) requires proposals to take into account air and noise pollution. Development that is likely to cause pollution, or be exposed to pollution, will only be permitted where it can be demonstrated that pollution can be avoided, or where mitigation measures (such as those incorporated into the design and layout of development).
- 5.23 Policy 55 (Contamination and Unstable Land) deals with the need to mitigate any contamination on site.
- 5.24 Policy 56 (Drainage) requires the need for satisfactory drainage including the use of SuDS.

Neighbourhood Plan (NP).

- 5.25 There is no Neighbourhood Plan for this area.

Other material planning considerations and guidance

- The Community Infrastructure Levy Regulations 2010 (as amended)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- Supplementary Planning Document: Development and Flood Risk, Adopted Oct 2010
- South Yorkshire Residential Design Guide (SYRDG) (adopted 2015)
- National Planning Policy Guidance

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website, and neighbour notification.
- 6.2 The application has been advertised via site notice and neighbour letter. Following this publicity, approximately 13 letters of objection were received. A summary of the material planning issues raised is set out below:

- The proposal will change the nature of the village;
- Removal of verge trees and hedgerows;
- Negative impact on Green Belt;
- Pollution;

- Danger to school children and parents who use Chapel Lane to and from school;
- Warehousing/industrial development is inappropriate;
- Noise and increase in traffic harmful to amenity;
- The land alone cannot support the business, it makes more sense that its headquarters would be in a more commercially accessible location;
- A residential estate is not the place for a lorry full of Christmas trees. There are plenty of more suitable sites for this type of business in the local area which are designed to cope with the increased traffic levels;
- The access not suitable for high volume traffic;
- No benefit to the community;
- There's several access/ egresses been put up, why are these required for this application.
- Hs2 compound written all over it.

6.3 12 letters of support have been received. The letters of support are in regard to the following summarised issues:

- the development will bring local employment and investment benefits to an area of social deprivation;
- It will tidy the land which has been subject to fly tipping;
- After living in Thurnscoe for years and seeing a lot deterioration and anti-social behaviour in the village. Anything that can make this problem better and provide jobs for the local community and only be beneficial to the village;
- It's encouraging to see that this land has now been acquired and some much needed TLC is taking place. It is looking much tidier and more secure which will hopefully deter trespassers on the surrounding areas and prevent further antisocial behaviour;
- The landscaping and architecture proposed will improve the appearance and utility of this neglected parcel of land with minimal traffic and disruption;
- Believe this is a useful purpose for the community at large. The Applicant is of good character and has a genuine desire to improve this area and reduce anti-social behaviour;
- The area has been a wilderness prone to dumping and motorbiking for years;
- The initiative proposes some investment and fresh ideas for the area which has fallen well below the standards of a fast moving environment but Thurnscoe seems to have been left behind to be at the mercy of decay & feral youths;
- The project would enhance the immediate area with long term benefits absorbed back into the community;
- The development will help eradicate some more of the links to the "poor mining village" tag that has been very hard to shake off and sets the mindset of many youngsters as they hear the same old story that no one is interested.

7.0 Parish Council - No comments have been received from the Parish Council.

8.0 Relevant Consultations

8.1 Yorkshire Water – advise conditions.

8.2 DMBC Pollution Control – Historic maps show the above application is located on a former allotment and near a landfill, so there is a strong possibility that contaminants may remain on the site, for example, in the form of asbestos and pesticides. Conditions have been recommended.

8.3 DMBC Ecology – Initially objected to the scheme as no information was submitted to demonstrate how NPPF and Core Strategy ecological guidance and policies will be implemented.

Following the submission of an ecological/biodiversity net gain assessment the Ecologist confirmed that there are no habitats of primary importance so the proposals are in keeping with Local Plan policies 29 and 30 so long as protective measures are carried out during site construction works and through the biodiversity net gain proposals as set out in the RDF Ecology report.

The biodiversity net gain assessment indicates a 33.87 % increase in biodiversity across the site as a result of the proposed development. Hedgerow enhancements will deliver a significant % increase by the planting of 0.58km around the site. The biodiversity net gain assessment does satisfy the 10 principles of biodiversity net gain as set out in the CIRIA 2019 guidance document.

The delivery of the on-site biodiversity net gain will be conditioned to ensure that the long term management and monitoring of the biodiversity net gain measures follows best practice guidance.

8.4 DMBC Tree Officer – Identified the main constraint on the proposal were hedgerows around the perimeter of the site. These are/were protected hedges by the Hedgerow Regulations 1997 being Pre 1845 Hedgerow - Frickley cum Clayton (1821). However from aerial images and street view images they have fallen into poor management and developed gaps or grown more tree like. Large sections have been damaged and removed during the development/works at the site that has taken place so far for this application (21/01932/FUL) and 21/02200/FUL.

As a result green infrastructure from the site has been lost or damaged that otherwise would have been desirable to retain and enhance as part of the development. Adequate consideration should have been given to the existing green infrastructure network and the retention of trees and hedgerows that are present on or adjacent to a site, whether they are protected or not.

These features are desirable to be retained because trees or hedgerows form part of the landscape structure of an area, function as a screen to adjoining properties or land, or in this case help separate the countryside and urban fringe and will normally be required to be retained.

Where tree removal cannot be avoided, or is carried out prior to the submission of an application which appears to be the case here, replacement planting, or a commuted sum in-lieu of off-site tree planting, will be required in accordance with the guidelines included in the council's SPD.

Overall, there is an objection to the proposal. The developments need to provide information to demonstrate how NPPF and Core Strategy ecological guidance and policies will be implemented.

Following the submission of an amended Landscape Management Plan, the Tree Officer objection was resolved. On-site tree planting and management would be secured through a planning condition in the short term over 5 years. This condition does not supersede the condition required by Ecology for a 30 year Management and Monitoring Plan for proposed onsite habitats.

- 8.5 DMBC Drainage** – No comments received.
- 8.6 DMBC Public Rights of Way** – The Public Rights of Way team has no objection to the planning application. There are no recorded public rights of way affected by the proposed development or any claims across the site; however, this does not preclude rights of way from being shown to exist in future. Aerial photos clearly show desire lines across the wider area and through the location of the proposed development.
- 8.7 DMBC Highways Development Control** – Advised to consult Barnsley MBC Highways as the surrounding roads are within the jurisdiction of Barnsley MBC.
- 8.8 Barnsley MBC Highways** – Initially advised that they would not support the application and requested further information to understand the traffic movements associated with the development. In a separate BMBC Highway response they asked for clarification on whether there would be encroachment onto the highway boundary. This was confirmed by the Agent as a negative.

Following the submission of a transport assessment BMBC Highways confirmed no objection subject to no intensification of the use of the site.

- 8.9 DMBC Waste and Recycling** - No concerns in relation to the plans outlined subject to compliance with s33 (Prohibition on unauthorised or harmful deposit, treatment or disposal etc. of waste) and s.34 (Duty of care etc. as respects waste) of the Environmental Protection Act 1990. The business will be obliged to ensure waste is collected/transferred/disposed of by a registered waste carrier at a suitably licensed facility and should retain records of transfers for at least two years.
- 8.10 DMBC Environmental Health** – No objections.
- 8.11 Ward Members** – No comments received.

9.0 Assessment

- 9.1 The proposal seeks permission for an agricultural barn and welfare building together with hardstanding, car parking area and access track on land allocated as Green Belt.
- 9.2 In considering the proposal the main material planning considerations are outlined below:
- Whether the proposal would be inappropriate development in the Green Belt;
 - The effect of the proposal on the openness and purposes of the Green Belt;
 - Impact upon Residential Amenity;
 - Impact upon the character and appearance of the surrounding area;
 - Impact on Highway Safety and Traffic;
 - Impact upon Natural Environment;

9.3 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

9.4 Whether the proposal is inappropriate development in the Green Belt

9.5 The NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

9.6 The construction of new buildings should be regarded as inappropriate in the Green Belt, subject to a limited number of exceptions as set out in paragraph 149 of the Framework. One such exception is buildings for agriculture and forestry as set out in 149 (a).

9.7 The access track and hardstanding is associated with the Barn and this is considered an engineering operation which is a form of development also considered to be 'not inappropriate' provided it preserves and does not conflict with the purposes of including land within the Green Belt (para 150).

9.8 The preservation of the Green Belt however is paramount and it is important that the visual amenities of the Green Belt are not impacted and the purposes of the Green Belt are not prejudiced by the proposals which can be inappropriate due to their design, materials and siting.

9.9 The effect of the proposal on the openness and purposes of the Green Belt

9.10 NPPF advises that 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.

9.11 Government planning practice guidance considers what factors can be taken into account when considering the potential impact of development on the openness of the Green Belt.

9.12 Government guidance states that:

Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;

- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

9.13 The Visual Impact of the development

Design and Volume

- 9.14 Generally materials, colours, construction methods and building styles should fit in with the traditional building styles of the area, and should not form a prominent feature in the landscape.
- 9.15 The building design has been amended and fully reflects the typical design of an agricultural building and the construction materials and build style reflects that of agricultural buildings. Its design is simple. Both sections of the building (barn and welfare section) will be constructed from profiled metal cladding. The external walls will be constructed of profiled metal cladding. The welfare section shall be thermally insulated. External doors shall comprise steel roller shutters and metal access doors. The roof will be constructed of concrete interlocking roof tiles. There are a small number of windows and uniform roof lights. The colour of the metal cladding is to be merlin grey. The concrete roof tile colour is Breckland Brown. The windows will be polyester coated aluminium window frames colour merlin grey (BS18B25).
- 9.16 In respect of volume the building's size is typical of many agricultural buildings and its volume is not considered overly large measuring approx. 20 m long x 9 m wide x 7 m high. Agricultural buildings have to be designed to accommodate farm machinery and other plant and equipment. The parking area will also be compacted aggregate and will be allowed to naturally regenerate in line with the landscape management plan.
- 9.17 In respect of the access the plans have to be amended to reduce the width of the access and whilst the access track is long it will be constructed with a permeable compacted aggregate sub-base and will be allowed to naturally regenerate. This design will assist in making the track blend into the landscape and would be a more sympathetic feature and would not be urbanising or unduly harmful to the rural Green Belt.

Siting

- 9.18 The building is sited away from the edge of urban area in a corner location of the field, against existing bunding and hedgerow, whilst on one hand this can lead to encroachment into the Green Belt it is not unusual for farm buildings to be located near to boundaries associated with the fields within the landholding. Its widest elevation will be facing into the field. The Barn will be visible to some degree from the properties on Chapel Lane, however it will be at a distance. The access track and car parking area is of a suitable permeable material and will be allowed to regenerate this will ensure that the impact on the landscape is minimised.

Duration of the development, and its remediability

- 9.19 Any new agricultural or forestry building or structure must be needed, designed and constructed only for agricultural or forestry purposes. This prevents the building of

property which is intended to be converted (for example, into a dwelling). In accordance with Part 6 the General Permitted Development Order any new building not used for agriculture within 10 years of it being substantially completed should be removed, and this can be controlled by way of a planning condition or S106 Legal Agreement. A planning condition is therefore advised in order to ensure that the agricultural building and associated structures can be removed and the land restored should it not be viable.

The degree of activity likely to be generated, such as traffic generation

9.20 The building, hardstanding and access track has been designed to accommodate farm and low level intensity farming/agricultural practices. A transport assessment has been submitted with the proposal and it confirms that the business when fully established will generate the following movements:

- 2 inbound employee vehicles in the morning and two employee vehicles in the evening.
- 1 inbound and 1 outbound delivery vehicle movement a day. So likely 6 vehicle movements a day.

9.21 The intensification of the use on the site would likely require a planning application. Any extensions to the building are to be controlled through the removal of permitted development rights. A condition is also imposed to require the removal of the development should it not be used for agricultural purposes.

9.22 Based on the above assessment, it is considered whilst there will be an impact on openness by virtue of the size and siting of the building in a location where at present there is no building development on the site. Given that this is an appropriate use in the Green Belt and there is visual mitigation through its design, orientation, duration and likely activity to be generated would not cause harm to the rural, open character and appearance of the Green Belt.

SUSTAINABILITY

9.23 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

9.24 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

9.25 Local Plan Policy 46 states that 'new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment'.

9.26 The building itself is set away from neighbouring dwellings and therefore noise and disturbance emanating from it will not be audible. The access track will be used by

farm vehicles and a small number of staff, however the number of vehicle movements proposed is small. The impact is not therefore considered to be demonstrably harmful.

9.27 Overall given that the use of the building being for agricultural/horticultural purposes only and not commercial would minimise heavy goods and employee vehicle movements to and from the site and therefore should not result in any detriment to highway safety in the locality.

9.28 The application is thereby deemed to accord with policy 46 of the Local Plan.

9.29 Conclusion on Social Impacts.

9.30 It is considered that the proposal would not adversely affect neighbouring residential properties through excessive noise, traffic or loss of amenity and this weighs in favour of the application carrying moderate weight.

9.31 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

9.32 It is considered that the proposed building by virtue of its scale and siting would have some visual impact within the surrounding area, however this is mitigated by the design, materials and orientation of the building in relation to the site topography and proposed boundary treatment. It would not be so detrimentally prominent from the public highway and would not cause significant harm to the rural, open character and appearance of the area.

Impact upon Highway Safety and Traffic

9.33 Concerns have been raised by residents that the proposal will increase traffic within the immediate area and that Chapel Lane is a residential road which is not suitable for the additional traffic. Barnsley MBC Highways Department were consulted in regard to the development as the surrounding roads are within the jurisdiction of Barnsley MBC. The application supporting highways assessment confirms that the development will generate minimal traffic movements and that these will be spread through-out the day.

9.34 Barnsley MBC Highways following consideration of the traffic assessment were satisfied that provided there was no intensification of the development the access track would be acceptable and utilising the location of where the former dropped kerb was. In respect of intensity of the development/change of use. Planning conditions are imposed which remove permitted development and also require the removal of the building and structures if the agricultural use ceases within 10 years from the date on which the development was substantially completed and reinstatement of the land.

9.35 Overall given that the use of the building being for agricultural/horticultural purposes only this would minimise the resultant traffic and heavy vehicle movements to and from the site and therefore would not result in any detriment to highway safety in the locality.

9.36 Importantly the NPPF makes clear at Paragraph 111 that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

- 9.37 On this basis the use generally accords with the provisions of policy 13 of the Doncaster Local Plan and based upon the highways assessment of the site, it is considered that the proposal would neither result in an unacceptable impact on the highway network nor cumulatively impact the road network and as such the bar referred to in paragraph 111 has not been met.

Impact upon Natural Environment

- 9.38 The NPPF at paragraph 174 d) states that planning policies and decisions should contribute to and enhance the natural local environment by “minimising impacts on and providing net gains for biodiversity.” This is reflected in Policy 29 and 30 of the Local Plan that require proposals to deliver biodiversity net gain. Policy 30 requires a minimum of 10% biodiversity net gain.
- 9.39 Policy 32 of the Local Plan requires developments to adequately consider trees as part of any application with a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 9.40 The Ecology Officer initially raised a holding objection to the scheme, as a preliminary ecological and biodiversity net gain assessment was required to be carried out. This was undertaken and DMBC Ecologist is now satisfied. The biodiversity net gain assessment indicates a 33.87 % increase in biodiversity across the site as a result of the proposed development including hedgerow, shrub and wild meadow planting. The delivery of the on-site biodiversity net gain will be conditioned to ensure that the long term management and monitoring of the biodiversity net gain measures follows best practice guidance.

Pollution/Drainage issues

- 9.41 DMBC Pollution Control have advised that the site is located on a former allotment and near a landfill, so there is a strong possibility that contaminants may remain on the site. They have advised standard conditions CON 1, CON 2 and CON 3 be attached.

In respect of drainage, rainwater harvesting is to be included and will be used for the watering indoor crops as well as outdoor crops. Foul drainage shall be connecting into existing sewer located in Chapel Lane.

9.42 Conclusion on Environmental Issues

- 9.43 Paragraph 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.44 The parking, access and highways safety impacts of the proposal are considered to be acceptable subject to conditions.

9.45 Subject to the conditions recommended by the Council's Ecologist and Tree Officer, the proposed development would not create any harm to the natural environment and would provide significant enhancement to the natural environment. A 30 year Management and Monitoring Plan for proposed onsite ecological habitats will be conditioned together with additional landscape planting. Condition 11 requires the approved landscaping scheme to be maintained for a minimum of five years in accordance with BS 8545:2014, this will help establish proposed habitats to be created. This weighs moderately in favour of the application.

9.46 ECONOMIC SUSTAINABILITY

9.47 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application. There will be some permanent staff employed associated with the agricultural business and this is given some weight and balanced in the decision making.

9.48 Conclusion on Economy Issues

9.49 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

9.50 Whilst the economic benefit of the proposal is not significant and afforded limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

10.0 PLANNING BALANCE & CONCLUSION

10.1 The proposal is considered an acceptable form of development in principle due to its impact on the openness of the Green Belt. The development is of a design and scale that is reflective of agricultural buildings. The chosen build materials will ensure that it visually blends in with the surroundings. The access track and hardstanding serves and facilitates the barn and is of a permeable design that will be allowed to naturally regenerate.

10.2 The proposal is considered to have an acceptable impact on the character of the area and on the amenities of neighbours and is considered acceptable in transportation and environmental terms.

10.3 The application is therefore in accordance with the National Planning Policy Framework (2021), planning practice guidance and the Doncaster Local Plan (2021).

11.0 RECOMMENDATION

11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

LOCATION PLAN L0160/110 Rev B Received 14.09.2021
BLOCK PLAN L0106/111 Rev D Received 17.02.2022
SITE LAYOUT PLAN AS PROPOSED Ref: L0106/20:01 Rev D. Received 15.02.2022.
PLANS, ELEVATIONS, SECTIONS AS PROPOSED L0106/20:11 Rev E Received 15.02.2022.
To ensure that the development is carried out in accordance with the application as approved.
03. The building, curtilage development and access road hereby approved by this permission shall only be used for agricultural and hydroponics related uses and for associated agricultural machinery storage.
REASON
To ensure that the development is carried out in accordance with the application as approved.
04. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.
 - a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.
 - b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with

the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

05. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

06. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for

contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

07. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

REASON

In the interest of satisfactory and sustainable drainage.

08. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

REASON

To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

09. Prior to the commencement of development activities a Construction Environmental Management Plan shall be submitted to the LPA for approval, and implemented and adhered to in accordance with the approved details throughout the construction phase of the development. The measures in the plan shall be based on recommendations of sections 7.3-7.7 of the RDF Ecology report of November 2021.

REASON:

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29 and protective species legislation.

10. Prior to the commencement of development a 30 year adaptive Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management and Monitoring plan shall detail the following:

- A 30 year adaptive management plan for the site detailing the management measures to be carried out over the phased restoration of the site in order to achieve the target conditions proposed for each habitat parcel in the.
- Objectives relating to the timescales in which it is expected progress towards meeting target habitat conditions will be achieved.

- A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.
- That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 2, 3, 5, 10, 15, 20, 25 and 30) immediately following habitat creation.
- Data will be provided in an agreed standard format to allow for collation into a district-wide biodiversity network database.
Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To comply with the requirements of Local Plan policy 30B and the NPPF

11. The planting scheme detailed in Landscape Establishment and Management Plan Rev A (submitted 15.02.2022) and illustrated on Fig 1 – Landscape Proposal dated February 2022 hereby approved in writing by the Local Planning Authority, shall be implemented in the first available planting season after commencement of development. The Local Planning Authority shall be notified in writing within 7 working days of completion of the landscape works to the required standard detailed in the approved documents and the completion shall be subsequently approved in writing by the Local Planning Authority. The approved scheme shall be maintained for a minimum of five years in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations and yearly management and monitoring schedules within Landscape Establishment and Management Plan Rev A (submitted 15.02.2022) dated February 2022. Any landscape which is defective, damaged or removed within five years of establishment shall be replaced.

REASON

In the interests of environmental quality and Policy 48: Landscaping of New Developments of the adopted Doncaster Local Plan 2015 – 2035.

12. If the use of the building and associated development for the purposes of agriculture/horticulture permanently ceases within 10 years from the date on which the development was substantially completed the building and associated development shall be removed from the land and a restoration plan submitted to and approved in writing by the Local Planning Authority. The approved restoration scheme shall be implemented within one month of written approval.

REASON

In the interests of visual amenity of the Green Belt.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no extension or alteration of the development which would otherwise be

permitted by Part 6 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

REASON

To safeguard the openness and visual amenity of the Green Belt.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted by Class Q, part 3, of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

REASON

To safeguard the openness and visual amenity of the Green Belt.

15. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

16. Prior to installation of any external illumination, a lighting scheme and installation schedule, including but not limited to details of equipment and levels of luminance, shall be submitted in writing to the Local Planning Authority and implemented in accordance with the agreed scheme.

REASON

In the interests of protecting visual amenity and protected species.

INFORMATIVES

01. **INFORMATIVE**

The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

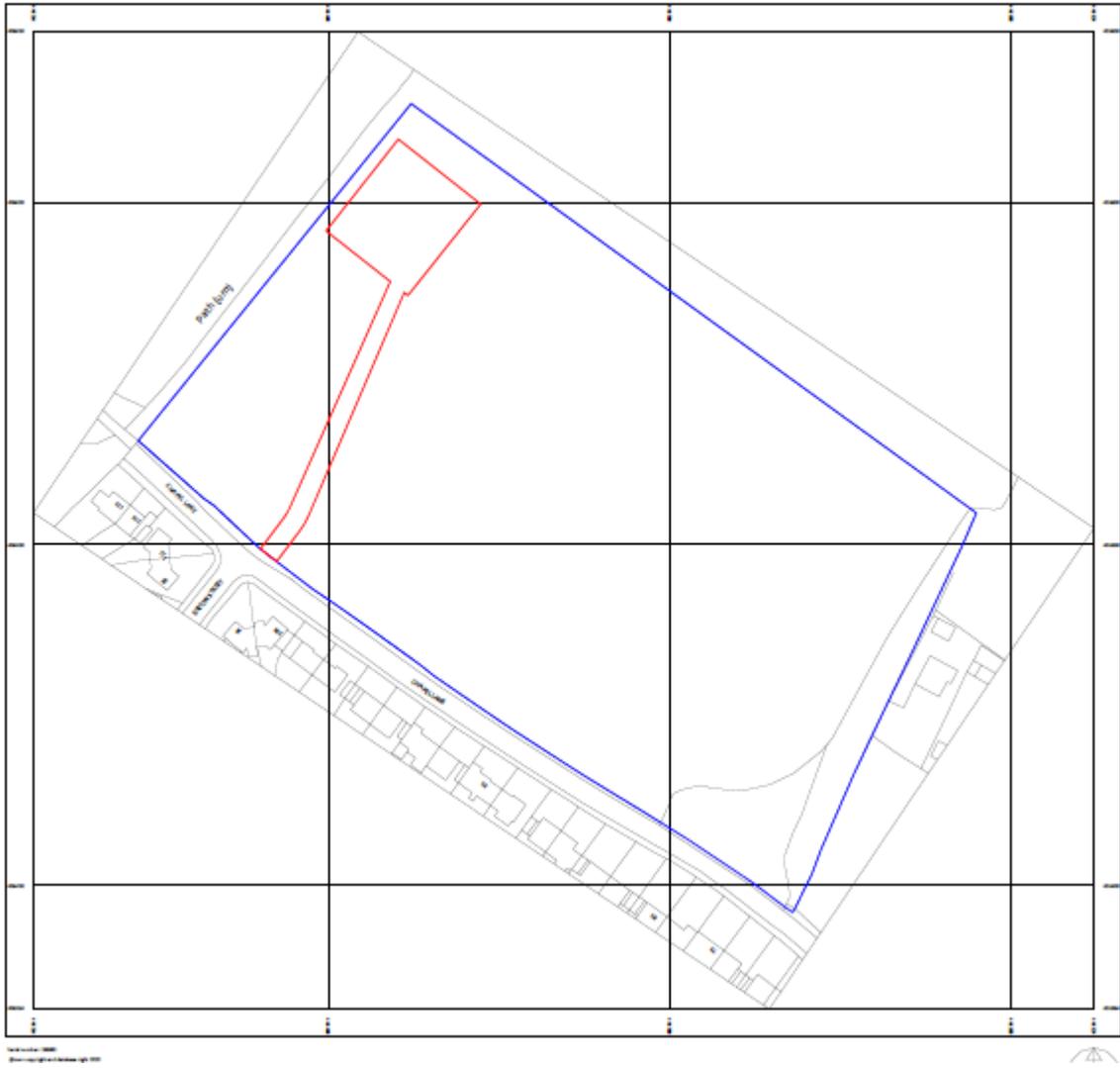
STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

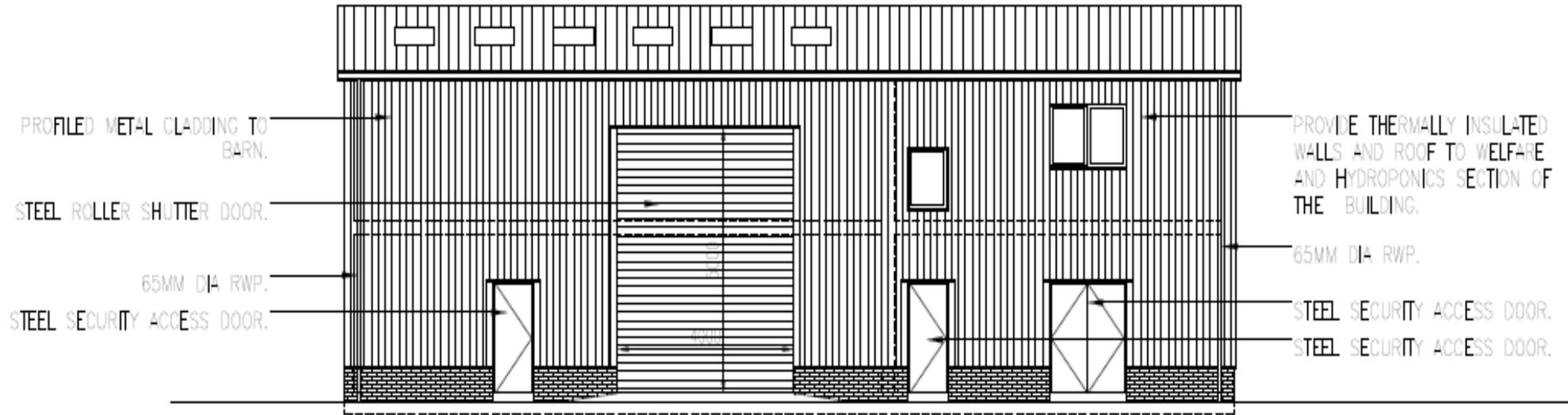
- Amendments to the layout plan to reduce the built footprint;
- Amendment to materials;
- Transport assessment with technical information;
- Drainage information updated;
- Additional information supplied to overcome Ecological and Tree concerns;
- Ecological enhancement and landscaping mitigation.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence

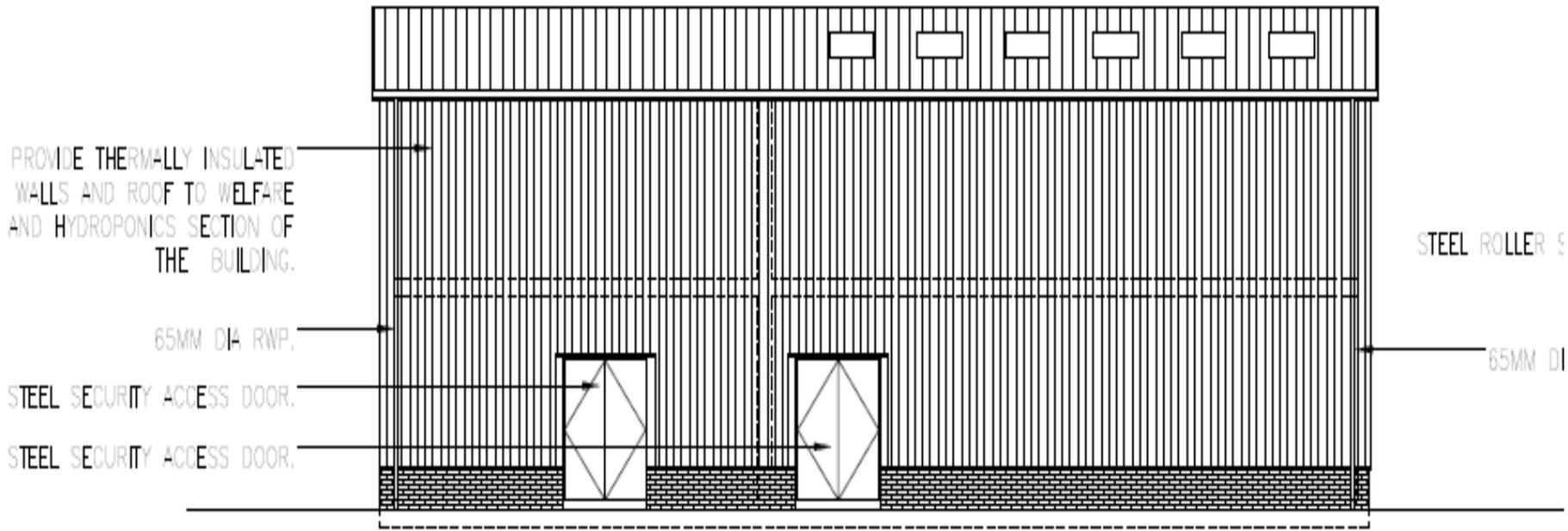
Appendix 1: Location Plan



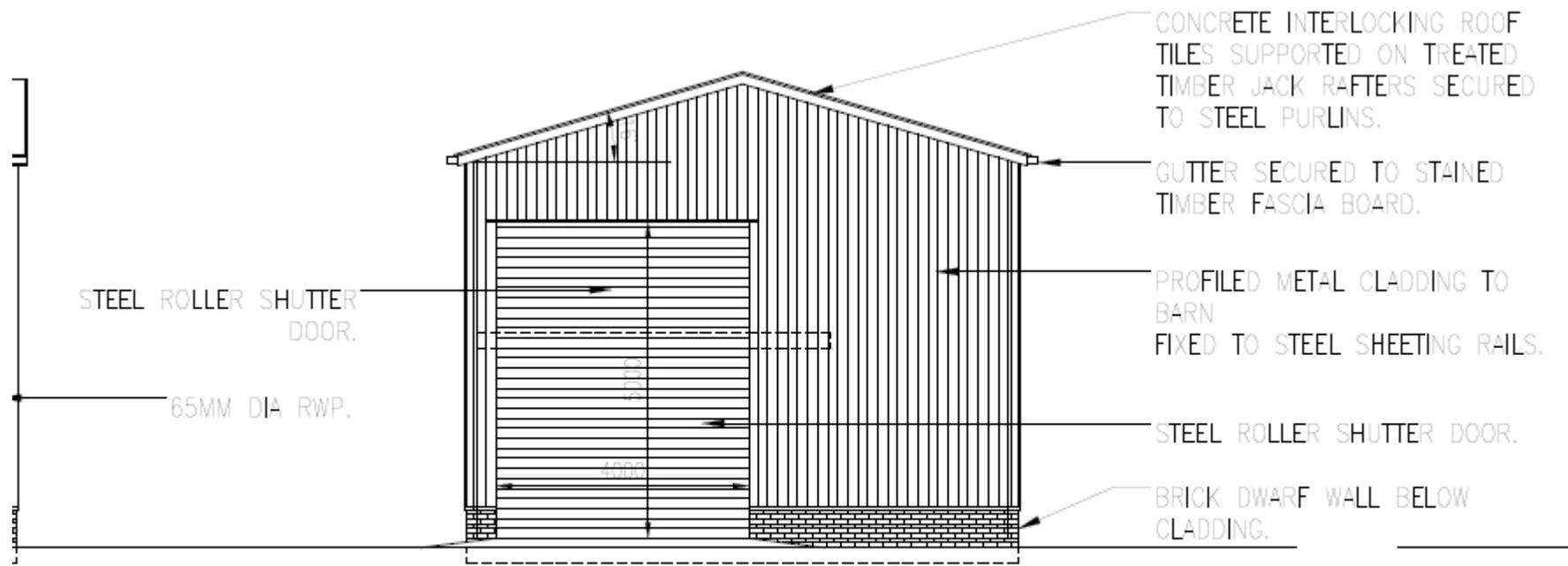
Appendix 3: Proposed Elevations



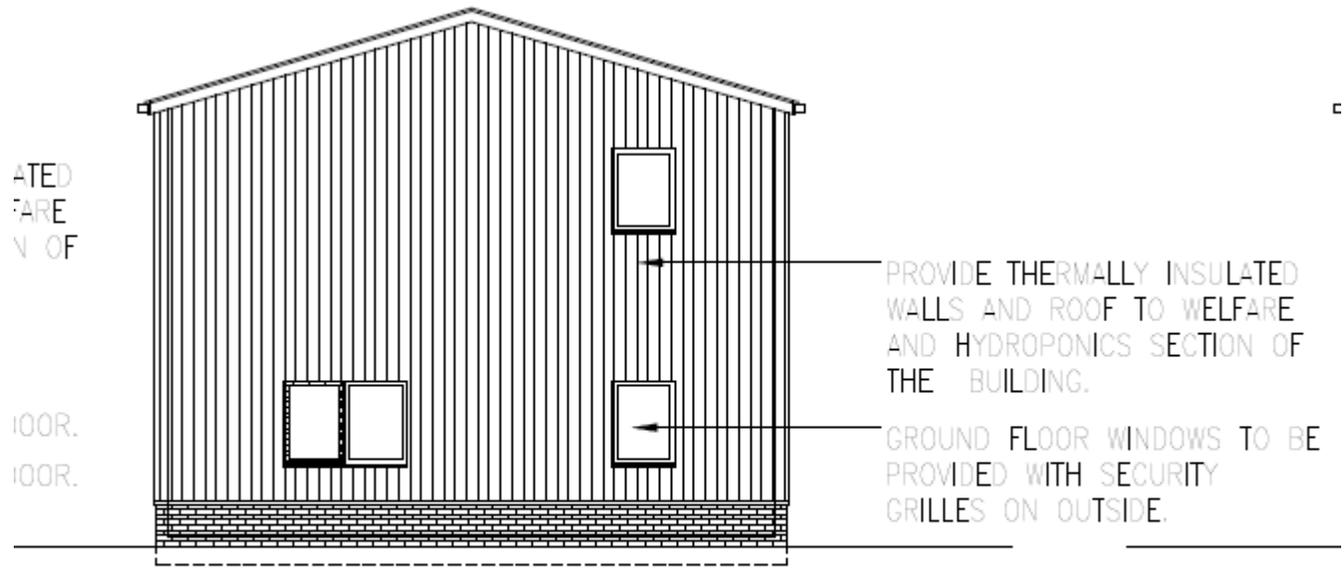
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

CONCRETE INTERLOCKING ROOF

Appendix 4 Landscape Plan

