



RBA Town Planning

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Planning Statement Update

7th December 2018

Stone Bar Farm,
Moor lane,
Birdwell,
Barnsley,
S70 5TY

Potential Building Use

Introduction

The following statement update is provided following concern raised by the Local Authority that sufficient exploration of other alternative uses had not been substantively demonstrated.

This update should be read in conjunction with all previously submitted documentation and is submitted to clearly evidence and demonstrates that alternative uses have been explored.

Policy

The following Policy is considered relevant in this instance;

Unitary Development Plan Policy GS8a

In the green belt, the change of use and/or alteration and/or Extension of an existing building will be permitted provided that:

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.

Justification

Policy GS8a of the councils adopted plan outlines that “reasonable” attempts to secure an agricultural business, a leisure or tourism based use or any other use that would contribute to the local economy without conflicting with other policies contained within the plan.

Agricultural Business

It has been previously outlined that the application site no longer operates as a farming enterprise and has not done so for a considerable period of time. This is due to the fact that no

other land other than the application site is associated with the farm house or buildings either by ownership or by lease. The area of land now associated with the farm house and buildings is that of identified by the red line boundary of the application site.

In terms of bringing the farming enterprise back into use a search has been undertaken to identify agricultural land available for either lease or ownership within the immediate and wider area of 5 miles. No available land was found within the search area, the following established Agricultural agents within the area were searched.

UK Land and Farms

Fisher German

Brown & Co

Savills

A wider search may result in the potential for land use, however, more than a five mile radius of the application site would be an unreasonable distance to establish an agricultural business.

In terms of modern day farming the existing buildings would not be of sufficient size and scale to accommodate modern and up to date machinery and therefore any new potential farming enterprise would likely require the erection of a new building.

Leisure Use

Given the size of the application site there is little opportunity for leisure uses, leisure uses would usually be situated within open countryside and or have abundance of space for which the site has neither.

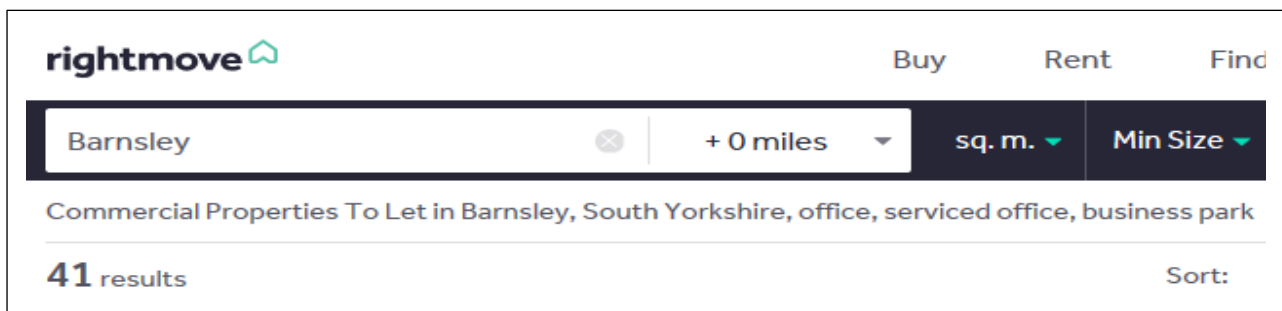
Opportunity could present itself in holiday accommodation, however, in considering any commercial leisure use its economic viability should be at the forefront. In terms of holiday accommodation, the location is one not immediately associated with tourism, the site does

have easy access to nearby tourist locations such as the Peak District, however, the location is unlikely to attract people wishing to visit the Peak District given the abundance of accommodation specifically within that area.

It is our contention that the conversion of the buildings for holiday accommodation would not be commercially viable given the lack of tourist destinations within the immediate area.

Office Space

Given the sites location and ease of access to the motorway network the site could lend itself to the development for office space with out giving rise to conflict with neighbouring uses. The market for Office Space has been explored and identified below;

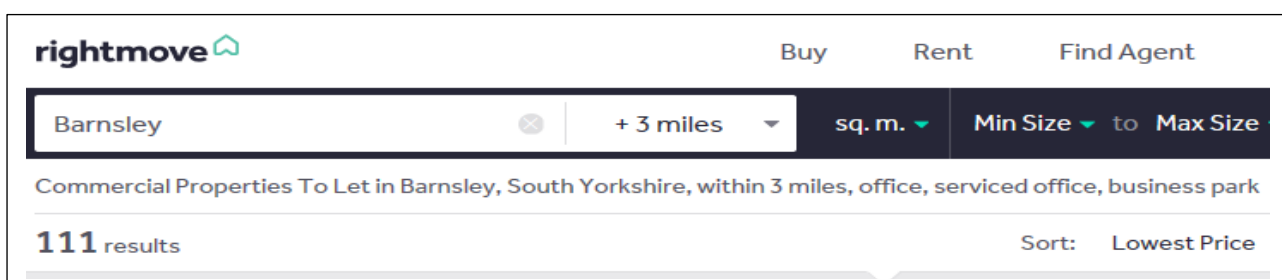


rightmove Buy Rent Find

Barnsley ⊗ + 0 miles ▼ sq. m. ▼ Min Size ▼

Commercial Properties To Let in Barnsley, South Yorkshire, office, serviced office, business park

41 results Sort:

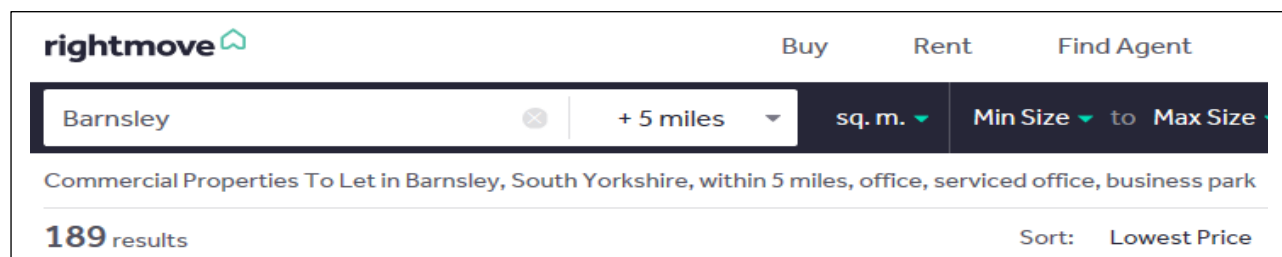


rightmove Buy Rent Find Agent

Barnsley ⊗ + 3 miles ▼ sq. m. ▼ Min Size ▼ to Max Size

Commercial Properties To Let in Barnsley, South Yorkshire, within 3 miles, office, serviced office, business park

111 results Sort: Lowest Price

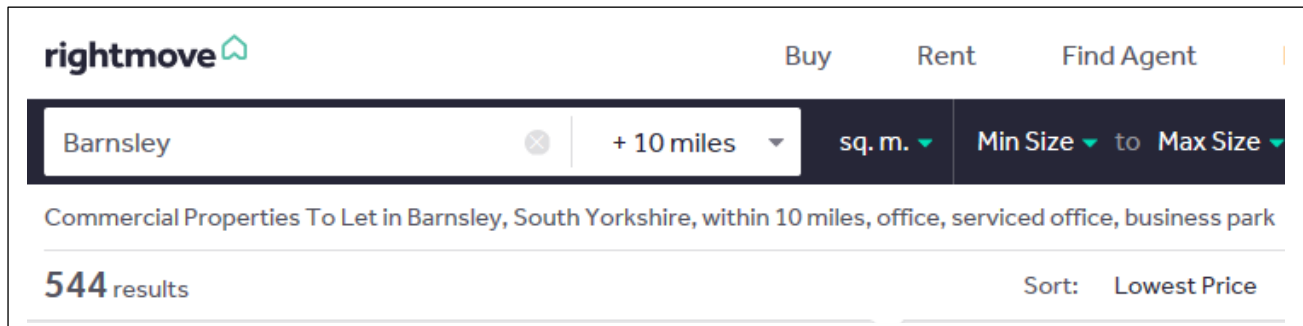


rightmove Buy Rent Find Agent

Barnsley ⊗ + 5 miles ▼ sq. m. ▼ Min Size ▼ to Max Size

Commercial Properties To Let in Barnsley, South Yorkshire, within 5 miles, office, serviced office, business park

189 results Sort: Lowest Price



The search of available office space was undertaken using the criteria of “office, Serviced Office and Business Park”. The search was applied using the Rightmove website which is the leading property search website in which all main estate agents are linked in to. The search was applied to area perimeters of Barnsley at 0, 3, 5, and 10 miles.

It is considered that the search results identify an over availability of Office Space within the immediate and wider area, in terms of viability, whilst the buildings could be suited to Office Space, the financial model and potential for guaranteed rental would be weak and not meet financial investment requirements.

Conclusion

It is concluded that that based on the research and exploration of alternative uses the sites only suitable option would be that of residential development. The redevelopment of the site for residential purposes would accord to the principle aims of the Councils Development Polices and the wider reaching NPPF in terms of the re-use of redundant buildings.

The proposal see the effective re-use of listed buildings which is a costly development, Historic England provides advice and guidance on enabling development, the guidance is lengthy however in principle it suggests that “ *‘Enabling development’ is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved*”. The provision of the new build development essentially under pins the conversion and re-use of



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the Listed Buildings, without the such enabling development the long-term re-use of them is likely to be in jeopardy.

It is with respect that the Applicant further requests that the development site is looked upon as a whole as opposed in isolation to ensure the successful conversion and repair of the Listed Buildings.