

Our Ref: MJT/JMT/1723

02 January 2024

Wakefield Council,
Wakefield One,
PO Box 700,
Burton Street,
Wakefield,
WF1 2EB.

Dear Sir / Madam,

RE: DETAILED APPLICATION FOR 4NO. DWELLINGS FOLLOWING DEMOLITION OF EXISTING HAULAGE BUILDINGS AND CEASING OF HAULAGE YARD USE – BRETTON MILL FARM, HUDDERSFIELD ROAD, HAIGH, BARNSELY, S75 4BX – H BROOK AND SONS (BRETTON LTD).

Please find attached the above-mentioned application which has Planning Portal reference PP-12625970. I confirm that the applicants have paid the requisite planning fee via the Planning Portal.

The application is supported by the following information:-

- (i) Existing site plans, full layout and elevation plans – Parker Peel Architects;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Bat Report – Middleton Bell Ecological Consultancy;
- (iv) Phase I Contamination Report – ARP Associates;
- (v) Highways Report – Paragon Highways;
- (vi) Drainage Strategy – EWE Associates;
- (vii) Completed CIL forms;
- (viii) Copy of haulage operator's licences; and
- (ix) Statement of Significance – Townsend Planning Consultants.

In support of the application and to provide summary background information, I would comment as follows:-

- (i) Bretton Mill Farm, which constitutes a longstanding agricultural enterprise extends to some 1000 acres or thereabouts, has been in the applicant's family for over 60 years. In 1975 a Haulage Operator's Licence was granted for the use of part of the farmyard and buildings for the purposes of haulage. The Licence has been renewed on numerous occasions and at the present time the

Operator's Licence is for 12No. motor vehicles and 8No. trailers (copies of the historic Licences enclosed). The use of the site is long established and whilst no planning permission was granted for the use, it is clearly lawful by the passage of time (the 'ten year rule').

- (ii) The site also incorporates 2No dwelling houses occupied by the applicants, together with a number of farm buildings. The existing dwellings benefit from a separate residential access through the former Bretton Mills site (now in residential use). The proposed dwellings have been designed and sited appropriately so as not to provide any harmful impacts to the adjacent development. The removal of the haulage use will improve residential amenity of the occupiers of the existing dwellings.
- (iii) It is the applicants' intention to redevelop the haulage buildings and site in the manner set out in the submitted plans. Owing to the historic use, it is considered to be a brownfield use (in planning terms). This proposal seeks to demolish the existing haulage buildings and replace them with 4No dwellings. It will be noted that as part of the proposals 2No grain silos will also be demolished. Whilst these have not been taken into account in terms of comparison of the volume and footprint of the haulage buildings to be removed and the new dwellings, nevertheless their removal will improve openness.
- (iv) The proposals also include the formation of a new access which will serve the proposed dwellings and separate these from the farm access which will be retained for agricultural use. A detailed highway report is provided with the application.
- (v) Care has been taken in the drafting up of the scheme to ensure that the proposal is both appropriate and sensitive to this rural location. A courtyard scheme is proposed which it is considered is in keeping with the character and form of the site. It also forms an attractive arrangement in terms of its relationship with the existing farmhouse and former Bretton Mill.
- (vi) In planning policy terms, by reference to the NPPF para 149(g) it is considered that the proposal would not constitute inappropriate development and owing to the size and scale of the proposal in relation to the existing buildings to be demolished, will not impact harmfully on openness. Indeed, the significant reduction in volume and footprint of the built form on the site will be of major benefit to the openness of the Green Belt. It will be noted that the proposed residential curtilage is limited to the area of existing hardstanding. Indeed, the area of the site utilised for residential use will be much less than the current area utilised for haulage. The use will not harmfully impact on the site.
- (vii) It is acknowledged that the site is within the setting of the former West Bretton Mill (now residential) which is Grade II Listed. It is considered that the replacement of the existing unsightly buildings with sensitively designed development will benefit the setting of the Listed Building. A Statement of Significance is submitted with this application.
- (viii) The issues of bats, drainage and contamination are addressed in the submitted reports.
- (ix) Whilst it is considered that in the context of the development plan and all material considerations the proposal is acceptable, nevertheless the applicant remains willing to discuss all aspects of the proposal with the Council.

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Wakefield Council

Should the Council require any further information or wish to discuss the matter in more detail, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner
Encs