

David Storrie Planning
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Supporting Planning Statement

**Change of use from redundant
agricultural business to IT recycling
business (retrospective) at Brookfields
Farm, Brookfields Road, Wyke BD12
9LU.**

Date: March 2016

Reference: DSP14016

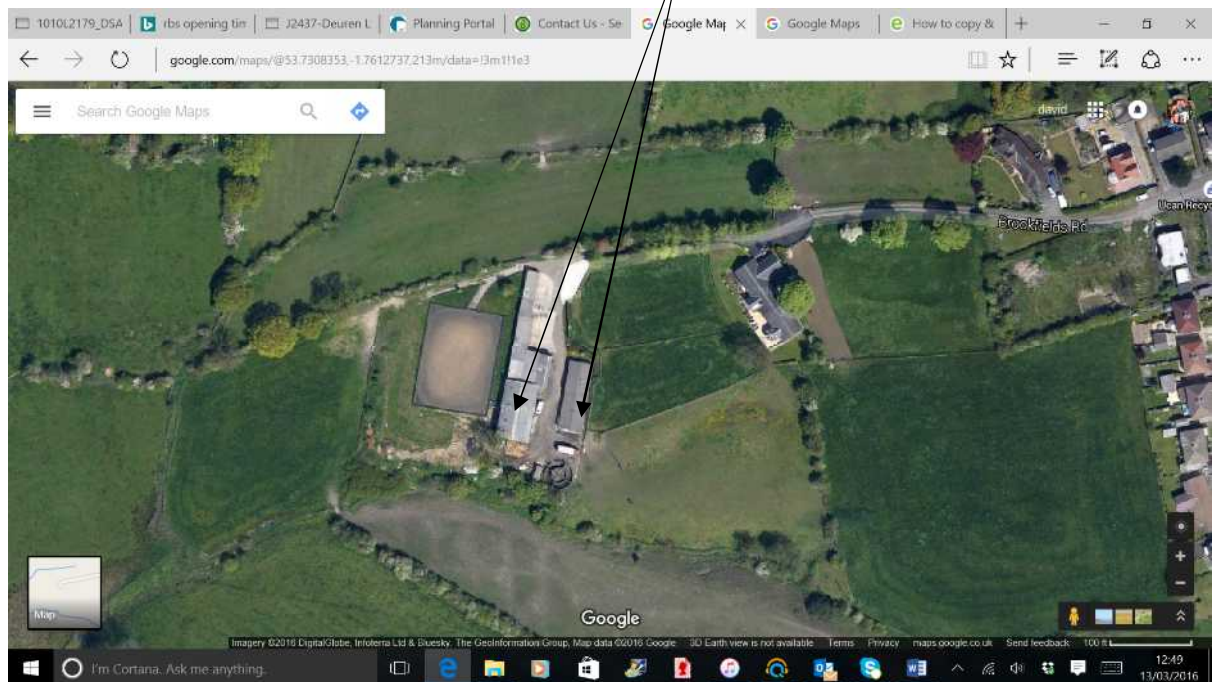
1. Introduction

- 1.1 This Supporting Planning Statement is submitted by **David Storrie Planning** on behalf of the applicant and sets out the relevant planning issues and development plan policies pertinent to consideration of the application.
- 1.2 The application is a retrospective application. The use has been established on the site since July 2015.

2. Location

- 2.1 The site is located on the western outskirts of Scholes situated between Scholes to the east and Wyke to the west. It is accessed via a private drive off Brookfields Road that serves the complex of redundant farm buildings and an existing livery stables.
- 2.2 The buildings used for the IT recycling business face each other within the site with parking and turning available within the site. The buildings are used for IT recycling.

Buildings in use.



3. The Proposal

3.1 The proposal is to change the use of two existing agricultural buildings to commercial use for IT recycling. Redundant IT equipment is received on site and, where possible, repaired, or, if repair is not possible, then the equipment is stripped down for recycling parts etc. They are responsible IT recyclers providing the following services:

- *Free IT collection (in bulk)*
- *IT disposal*
- *Data destruction*
- *IT Asset Management*
- *Buy and sell IT scrap in bulk*
- *Laptop repairs*

3.2 On average the site receives 2-3 HGV bulk deliveries a week with vans bringing in lesser amounts. All work in association with the business is

3.3 The applicant currently employs 8 people and works with relevant agencies to offer work opportunities to the long term unemployed. Typically, 6+ placements are on site at any one time which has successfully created permanent jobs for over 10 volunteers in the local economy due to their new found skills and confidence.

3.4 The hours of operation of the business are 8am to 5pm Monday to Friday with no work at weekends.

- 3.5 The site and buildings are some distance away and completely out of sight from existing dwellings located on higher ground to the north of the site with the nearest property habituated by the site owner.

4. Relevant Planning Policy

- 4.1 The development plan for the area is the Kirklees Unitary Development Plan (UDP) adopted in March 1999. The Council are currently in the process of preparing a replacement Local Plan but it is at an early stage and not a material consideration for this application.
- 4.2 The site lies within designated Green Belt in the UDP. There are no saved UDP policies relative to the re-use of buildings in the Green Belt.
- 4.3 Amongst other things, UDP policy B1 supports diversification of the rural economy. There are no other relevant saved policies in the UDP.
- 4.4 Also relevant to the consideration of the application is advice in the National Planning Policy Framework (NPPF) published in March 2012. Paragraph 90 of the NPPF makes it clear that the re-use of buildings in the Green Belt is not inappropriate provided the buildings are permanent and of substantial construction.
- 4.5 Paragraph 28 adds further support for rural diversification.

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*

5. Comments in Support of the Application

- 5.1 There is clear support in the NPPF for rural diversification and the re-use of buildings in the Green Belt as appropriate development (Paragraphs 28 and 90). The proposal utilises two redundant agricultural buildings on the site for the use as IT recycling. All recycling is contained within the buildings.
- 5.2 The existing buildings were in poor repair and the applicant has invested around £40K in upgrading the site including the access road.
- 5.3 Deliveries to the site via HGV's will be no more than 2-3 a week and the traffic generated is not significantly more than would be generated by farming activities.
- 5.4 The use provides employment and an appropriate re-use of the buildings with an appropriate enterprise as a diversification of this rural enterprise. It is in full accord with the NPPF. If unsuccessful the applicant would have no funds for a relocation and this would seriously threaten the future of the business and associated employment.
- 5.5 We welcome your support for the application.

