

Our Ref: PT/AP078-16

4th August 2016

Kirklees MDC.,
Planning Services,
PO Box B93,
Civic Centre III,
Huddersfield,
HD1 2JR.



Dear Sir / Madam,

RE: APPLICATION FOR PRIOR NOTIFICATION OF A PROPOSED AGRICULTURAL BUILDING – SPRINGHEAD FARM, SCHOLES MOOR ROAD, HADE EDGE, HOLMFIRTH – MRS P CROMPTON

Please find attached the above mentioned application which has Planning Portal reference - 05364582. I confirm that a cheque for the requisite planning fee has been forwarded in the post.

The subject application is supported by the following information:-

- (i) Full layout and elevation plans – Brad Rushton Agricultural & Equestrian Buildings Ltd;
- (ii) Site layout and location plans – Fox Architecture;
- (iii) Supporting Covering Letter – Townsend Planning Consultants;
- (iv) Application Forms – Townsend Planning Consultants; and
- (v) Plans showing extent of Agricultural Holdings.

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

- (i) The proposal the subject of this Prior Notification application is for the construction of an agricultural building for the storage of agricultural machinery and feed storage. The total area of the proposed agricultural building is 457.96 square metres.
- (ii) The subject site is within a farm holding known as Springhead Farm which is located off Scholes Moor Road to the north of Hade Edge.
- (iii) Springhead Farm forms part of a Registered Farm Holding (CPH No 49/544/0067) which also includes Little Law Farm located off Law Slack Road to the east of Hade Edge. The Registered Holding extends to more than 5

hectares, land at Springhead Farm totalling 5.909 hectares and land at Little Law Farm totalling 1.61 hectares. Plans are enclosed identifying the full landholdings within the applicant's ownership.

- (iv) Activities undertaken on the holding, these include the production of hay and the grazing of sheep and cattle. The holding is therefore a mixed use agricultural holding.
- (v) The parcel of land which the application is the subject of exceeds 1 hectare.
- (vi) The current existing storage at Springhead Farm which is used for storage of machinery and feed store is insufficient in size, which results in the requirement for a building sufficient in size for the holding to properly function. It is, considered that in terms of efficient farming practice and the functioning of the farm business, it is wholly reasonable to require the construction of a suitable functional farm building for storage to facilitate the functioning of the farm business.
- (vii) It will be noted that a key characteristic of this area is the predominance agricultural buildings throughout the landscape. The sporadic development of farm buildings and farmsteads can be seen around the site and, therefore, this proposal will not be out of character or keeping with the surrounding area and the character and appearance of the countryside.
- (viii) The appearance of the proposed store has been designed to be in keeping with nearby agricultural buildings with a form and scale appropriate for the use. The building has also been located adjacent to the existing buildings at the farm and will therefore, not be out of place nor out of keeping with the character of the countryside in this area and will not form isolated development.
- (ix) It is considered that Prior Approval is not required as the proposal accords with Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and does not give rise to issues harm in terms of design, appearance and siting.
- (x) The proposed agricultural storage building is considered to comply with the legislation set out under Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the reasons set out below:-
 - a) The development would be carried out on a separate parcel of land forming part of the unit which is not less than 1 hectare in area;
 - b) The agricultural unit has had no development taken place under Class Q or S of Part 3 (changes of use) of this Schedule within a period of 10 years;

- c) It will not consist of, or include, the erection, extension or alteration of a dwelling;
- d) The proposed building is designed for agricultural purposes;
- e) The ground area of the proposed agricultural building would not exceed 465 square metres;
- f) The building is not within 3 kilometres of the perimeter of an aerodrome;
- g) The building is not within 3 kilometres of an aerodrome and would not exceed 12 metres in height;
- h) No part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
- i) The building is not within 400m of the curtilage of a protected building but will not be used for the accommodation of livestock or the storage of slurry or sewage sludge;
- j) It would not involve excavations or engineering operations on or over article 2 (4) land which are connected to fish farming; and
- k) The building would not be used for storing fuel or waste from a biomass boiler or anaerobic digestion system.

In relation to the conditions set out by class A (A.2.), the proposal complies.

Should you require any further information, please do not hesitate to contact me. In any event, I would be grateful if you could contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Patrick Townsend BA (Hons) PG Dip
Planning Consultant
Encs