



**Demolition of existing garage and erection of barn including
engineering operations to create a level yard area and alterations to
an existing access**

**Wheelsbrook Farm
Greenfield Road
Holmfirth
HD9 3XF**

PLANNING & DESIGN STATEMENT



RBA Town Planning
Town Planning Consultants

Planning & Design Statement – 7th September 2016

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Introduction

RBA Town Planning has been instructed by the Applicant Mr G Scott to prepare and submit in conjunction with Bauhaus Architectural a Planning Application to Kirklees Council seeking Full Planning Consent for the demolition of an existing garage and erection of a barn including engineering operations to create a level yard area and alterations to an existing access.

The statement will set out the applicant's proposal and relevant Planning Policy to support the proposed development and should be read in conjunction with the proposed plans and other relevant documentation.



Site & Surroundings

The application site is a former farm house known as Wheelsbrook Farm, located off Greenfield Road in rural Holmfirth. The property has a wide principle elevation although has narrow depth and retains its original character and appearance as a Farm House.

Landscaped amenity space to the front bound by stone walling and established shrubbery provides defensible space from the adjacent highway and screens the dwelling from passing traffic.

Access to the site is taken from Greenfield Road, double gates are set in off the highway to allow a vehicle to pull off the highway when the gates are closed. The driveway leads to an area of hardstanding which provides internal turning facilities and parking for three vehicles. Within the immediate curtilage there is a large double garage constructed of stone sitting under a concrete interlocking tiled pitch roof. The garage is currently used for storage of small scale land maintenance equipment. Adjacent the garage is a lightweight framed green house, beyond there is extended curtilage which has been long established and rises in level towards the north. The farm house and immediate amenity space is relatively flat, however towards the rear of the dwelling there is a retaining wall and the subsequent land rises steeply to the north.

To the east of the site there is a small residential courtyard style development which was granted consent in the mid 1990's. The site is located within the Green Belt as defined on the Kirklees Unitary Development Plan and is close to the Peak District National Park Authority boundary.



Proposal

The application is submitted on behalf of the applicant seeking full Planning Consent for the erection of a barn for the purpose of agricultural storage and sheep pens within the grounds of the residential property known as Wheelsbrook Farm.

The proposed building will be set within the sloping side garden area with the excavated earth being distributed over the applicant adjacent agricultural fields. The building will be a steel framed building with stone reused from the demolition of the garage to construct a base wall to a height of approximately 1.5 metres, the remaining will be clad in timber boarding to a colour specification agreed with the Local Authority. The roof, of shallow pitch construction will be finished using a profiled sheet material colour specification to the agreement of the Local Authority.

The proposed barn measures 15m in depth with a width of 10.5m equating to a floor area of 157.5m². The existing garage and green house are to be demolished, combined this amounts to approximately 70m². The loss of garage space will be replaced by utilising hardstanding space towards the rear boundary which is adequate to park 3 vehicles, the area formally occupied by the garage and greenhouse will be used as internal turning area. To facilitate the proposed, barn the existing garage will be demolished and a level yard area will be cut into the land and retained by walling as detailed on the proposed plans. The earth moved from the application site will be distributed across land within the applicant's ownership and again detailed the proposed sections through the site.

The property has been recently purchased by the Applicant and has agricultural land measuring 4.85 hectare which has fallen in to a poor condition (identified within the blue line on location plan). It is the intention of the applicant to improve the condition of the land and grass coverage with a maintenance plan and the introduction of sheep to the whole of his land ownership. It is the applicant's intention to begin a sheep breeding programme and whilst this will provide a small scale income base the applicant is employed and is not reliant on this income base.



In order to maintain the land, the applicant will have a certain amount of equipment that will be stored within the proposed building including a tractor, trailer, grass cutter, rake, baler, bale mover, mower, and backhoe.

The existing access is of poor standard and sits at an awkward angle to the main highway, it is proposed to straighten this angle and widen the access point to improve visibility and highway safety.



Policy

The following National and Local policies are considered relevant in the consideration and determination of this application;

National Planning Policy

National Planning Policy Framework adopted March 2012

Chapter 7 – Requiring good design

Chapter 9 – Protecting Green Belt

Unitary Development Plan

BE1 - all development should be of good quality design such that it contributes to a built environment which:

- i creates or retains a sense of local identity;
- ii is visually attractive;
- iii promotes safety, including crime prevention and reduction of hazards to highway users;
- iv promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
- v is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport.

BE2 - new development should be designed so that:

- i it is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
- ii the topography of the site (particularly changes in level) is taken into account;
- iii satisfactory access to existing highways can be achieved; and
- iv existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal.



T10 - New development will not normally be permitted if it will create or materially add to highway safety or environmental problems or, in the case of development which will attract or generate a significant number of journeys, if it cannot be served adequately by the existing highway network and by public transport. Proposals will be expected to incorporate appropriate highway infrastructure designed to meet relevant safety standards and to complement the appearance of the development.



Assessment

The National Planning Policy Framework (NPPF) states in paragraph 14 that there should be a presumption in favour of sustainable development. The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

The application site is located within the Green Belt as defined on the Council's Unitary Development Plan. The Government attaches great importance to Green Belts where 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.

The NPPF outlines that Green Belt serves five purposes which are defined below

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Framework goes further to say a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are, amongst other development, buildings for agriculture and forestry;

The applicant seeks consent to erect a barn for agricultural purposes, in the main to store larger maintenance equipment such as a tractor, grass cutting equipment and sheep pens. The proposal is therefore considered appropriate in principle subject to considerations in terms of the buildings impact upon the Green Belt Location. Justification for need is earlier within this statement.



In principle the proposed development is acceptable within a Green Belt location subject to other material considerations.

The land level to the rear of the host property rises steeply, it is proposed to cut the barn into the land constructing a retaining wall that will form the rear elevation and part of the side elevations reducing the impact in terms of its scale and bulk appearance upon the street scene. The prominent construction material will be timber resulting in a generally accepted simple agricultural appearance suitable to the location in terms of scale and appearance.

The existing access arrangements whilst better than most in terms of vehicles pulling of the highway is only of a narrow width and at an awkward angle to the main road. When exiting the site current sight lines are poor in both directions and in particular to the right. The proposal seeks to significantly improve the access arrangements by widening the mouth of the access to 5m and the installation of electric inward opening gates set back 6m back from the highway. In addition, it is proposed to provide sightlines in both directions utilising land within the applicant's ownership.



Conclusion

The proposal is considered to comply with the principle aims of the Kirklees Unitary Development Plan Policy T10 and National Planning Policy Framework Guidance on Design and Protecting Green Belt.

It is anticipated therefore that full planning permission will forthcoming.