

Mr & Mrs S. Smith

7/K16/5995

Introductory Statement

Proposed development at Egypt Farm,
Cliffe Lane, Cleckheaton, BD19 4EU

March 2017



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1.0 Introduction

This statement has been prepared in support of a planning application relating to the development of Egypt Farm. The development includes the conversion of an existing barn to 2no dwellings, the extension of a single-storey cottage, the demolition of a cattle shed and replacement with tractor & implement store.

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2.0 Background

Egypt Farm is a smallholding situated on Cliffe Lane, between Cleckheaton and Gomersal.

There are currently three dwellings within the Egypt Farm boundary:

- Large house being No. 58 Cliffe Lane.
- A Grade II Listed, late 17th or early 18th century, two-storey house being 64-66 Cliffe Lane.
- A single-storey cottage being No. 60-62 Cliffe Lane (*Physically attached to listed dwelling*)

Other buildings include:

- Brick barn (*Curtilage-listed*)
- Brick agricultural building
- Cattle shed and hay store
- Single-storey blockwork garage attached to cattle shed
- Stables adjacent to No 58
- Brick-built ancillary outbuildings primarily used as domestic type storage for No 58

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3.0 Planning History

Multiple planning applications have been submitted relating to Egypt Farm over the previous 26 years.

They are as follows:

91/03000 (Planning) & 91/03001 (LBC)

Erection of metal railings and alterations to garden layout (Listed building)

64-66 Cliffe Lane

June 1991

Approved

95/90476

Erection of 2-storey extension and conservatory

58 Cliffe Lane

Feb 1995

Approved

95/92896

Erection of 2-storey extension

58 Cliffe Lane

Oct 1995

Approved

2006/90109

Erection of extension and alterations to existing cottage (Adjacent to listed building)

60-62 Cliffe Lane

Jan 2006

Approved

2006/91976

Change of use, alterations and extension to farm buildings to form 7no. dwellings with garages, erection of garage for existing dwelling and alterations to cattle shed (Within curtilage of a listed building)

May 2006

Withdrawn

2006/95313 (Planning) & 2006/95312 (LBC)

Change of use, alterations and extension to farm buildings to form 6no. dwellings and alterations to cattle shed to form stables (Within curtilage of a listed building)

Dec 2006

Approved

2007/95399

Change of use and alterations to convert existing agricultural building into 3no. dwellings

Dec 2007

Approved

2008/91928 (Planning) & 2008/91752 (LBC)

Re-use and adaptation of existing barn and new extension to form 4no. apartments

Mar 2008

Refused

2011/91264(Planning) & 2011/91265 (LBC)

Re-use and adaptation of existing barn to form 2no. dwellings and change of use and alterations to convert existing cattle shed to form stables and formation of new access

May 2011

Withdrawn

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Selected relevant applications / approvals

- Applications 2006/95313 and 2006/95312 received approvals but have now expired without implementation.

Under these approvals the principle of converting the barn was established.

- Application 2007/95399 was implemented in 2011.

Linda Beckett confirmed that works had commenced in an email to 'Martin Walsh Associates' on 8th August 2011.

Under this approval the access point and forming a roadway to access the new dwellings was established.