



PLANNING STATEMENT

ERECTION OF FORESTRY BUILDING AT LAND OFF WOOL ROW LANE SHELLEY HUDDERSFIELD

MARCH 2018

CLIENT:

Summary of proposed development

The proposed scheme consists of the erection of a forestry building for the storage of plant and equipment in association with an existing forestry business on land off Wool Row Lane, Shelley, Huddersfield.

Context and need

The site lies approximately 1.25k to the north-east of Shelley. It lies on the north side of Wool Row Lane, which connects Shelley with Emley.

The site is currently used by an existing forestry business, and contains an existing forestry building which was granted planning permission in 2005 (2003/94942).

Due to the expanding nature of the applicant's business, and due to the need to secure valuable plant and equipment within a building to minimise opportunities for theft etc in this fairly remote location (some plant and equipment currently has to be stored outside), a further building is required. The size of this building has been kept to a minimum and only serves to meet the applicant's need.

National and local planning policies

National planning policy is provided by the National Planning Policy Framework (NPPF).

The NPPF stresses that the economic impact of any proposed development must carry considerable weight. In section 1 of the NPPF "Building a strong competitive economy", paragraph 19 states that –

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system".

Furthermore, at paragraph 21 the NPPF states that –

“Investment in business should not be over-burdened by the combined requirements of planning policy expectations...”.

It is therefore clear that significant weight should be attached to the economic benefits that would accrue from the proposed development.

National planning policy also covers green belt matters. Paragraph 89 of the NPPF states –

“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

.....

buildings for agriculture and forestry;

Local planning policy guidance is provided by the Kirklees Unitary Development Plan (UDP).

No green belt policies were saved in relation to the proposed development but the following general design policies apply.

Policy BE1 states –

“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 con-

ductive to energy efficient modes of travel, in particular walking, cycling and use of public transport.”

Policy BE2 states -

“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.”

The emerging Local plan is currently at Examination in Public stage and so policies contained within the draft Local Plan only carry limited weight for decision-making at the current time.

Assessment

The proposed building is held to acceptable in principle with regard to green belt policy, in that it is a building for forestry (as per the 2005 decision for the existing building). As such, the proposed scheme represents not inappropriate development within the green belt.

In terms of detail, the building has been designed to be as small as possible in terms of footprint and height but given the appellant's need to store plant and equipment.

The location of the building within the site means the visual impact of the building when viewed long-distance from Roydhouse to the north will be mitigated but the applicant has no objection to a condition requiring a landscaped or tree belt to the rear of the building if considered necessary.

The materials to be used are representative of the materials used in agricultural and forestry buildings elsewhere within the area and are therefore considered appropriate to this location.

Given the above, it is concluded that the proposed development is capable of approval subject to any reasonable and necessary conditions.