

# Planning Statement

Mr C Twigg.  
Hollin Hall Farm,  
Cross Heights,  
Scholes,  
Holmfirth HD9 1SL.

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|----------|---------------------------------------------------------------------------------------------------------------------|--------|---------------------------------|
| Project: | Planning application agricultural storage building at: Hollin Hall Farm, Cross Heights, Scholes, Holmfirth HD9 1SL. | Date:  | 10 <sup>th</sup> September 2018 |
|          |                                                                                                                     | Pages: | 1                               |
|          |                                                                                                                     | Ref:   | 18.12                           |

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## EXISTING SITE:

The site forms part of Hollin Hall Farm, off Cross Gate Road in Scholes, Holmfirth and the site has recently been purchased with a view to keeping livestock (there are already sheep) and the necessary machinery to facilitate this.

## PROPOSED USE / AMOUNT:

The proposal is to erect a 60' x 40' agricultural building immediately adjacent the existing access track to the west of the main house and form new access tracks from these to allow access to the livestock shelter and machine store independently.

## LAYOUT & SITING:

The proposal is to erect the building immediately adjacent the existing access track to the west of the main house, in locating it here it will be easier for access, as well as keeping the visual impact to a minimum. It is proposed to use the concrete panels at lower level as a retaining wall against the existing track, again to reduce the visual impact.

## SCALE:

The scale of the proposal is standard for the purpose proposed and fits with the buildings adjacent. The materials proposed are dark green profiled metal plastic coated sheet wall and roof panels (with integral translucent rooflight panels) onto precast concrete panel upstands. The gable access doors will manually operated metal roller shutter doors.

## LANDSCAPING:

The existing rubble piles will be removed to form the new access tracks to the proposed unit, and the levels immediately adjacent the unit in the existing field will be graded to suit.

## ACCESS

The existing access to the farm remains unchanged, with new access tracks to the proposed unit from the existing upper level track.