

December 2018
Revision
March 2019

**PROPOSED DEVELOPMENT OF
TWO DETACHED DWELLINGS
AT
GREENFIELD ROAD
PLANNING JUSTIFICATION STATEMENT**



T J Coates Ltd
12th December 2018

Revision
2nd March 2019

PLANNING JUSTIFICATION STATEMENT

Dated: 12th December 2018

Revision 2nd March 2019

Applicant:	Mr Michael Coates
Proposed Development:	Demolition of existing kennels and erection of two detached dwellings
Site Address	Site of former Holmfirth Boarding Kennels & Cattery, Greenfield Road, Holmfirth, HD9 3XF
Agent:	T J Coates Limited

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1. Introduction

1.1 This statement has been prepared to support our planning application for the erection two new dwelling on the site of the former Holmfirth Boarding Kennels & Cattery, Greenfield Road, Holmfirth.

1.2 It must be read in conjunction with the full planning application documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

2 Proposal

2.1 Planning Consent is sought for the following

- Demolition of kennels & cattery (Buildings 1, 2 & 3)
- Removal of existing access track and hard-standings.
- Construction of two new detached dwellings
- Construction of new dry stone boundary wall and associated landscaping.

3 Purpose of Development

3.1 Holmfirth Boarding Kennels & Cattery has been vacant for several years. The site is over-grown and the buildings have fallen into disrepair. The applicant has acquired the site and is now seeking consent to redevelop it for housing purposes.

3.2 Outline planning consent was granted in October 2017 (Ref: 2017/60/925353) for the construction of a very large single dwelling on the site. The applicant now seeks consent for two smaller dwellings. We consider this to be more appropriate in terms of scale and appearance given its rural setting and location.

4. Site Description



Figure 1: Aerial Photo of the site in context with surrounding townscape (Image courtesy of Google Earth Pro)



Figure 2: Close-up aerial photo of site (Image courtesy of Google Earth Pro)

4.1 The site is located immediately off Greenfield Road and lies approximately 3.7km west of Holmfirth town centre. The Huntsman Public House lies 200m to the east and Wood Cottage approximately 50m to the north-east. The site is set back from the road and enclosed on three sides by woodland. A public footpath runs along its northern boundary. The property consists of three former kennel buildings separated by concrete hard-standings. They are accessed via a private track from Greenfield Road. The buildings are constructed of concrete block under a corrugated plastic sheet roof. They are identified as buildings 1, 2 and 3 on the aerial image below. The site also includes a fenced dog exercise area. A disused ménage (constructed of compacted road planning's) straddles the boundary with the adjacent landowner. The existing ground levels appear to have been raised in the construction of the kennels and cattery buildings.



Figure 3: Close-up aerial view of site

4.2 The site lies in Green Belt but comprises previously developed land. The Peak District National park is located 0.25km to the west and the Peak District Moors Special Protection Area 1.1km to west.

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Figure 4: Existing buildings 1 and 3



Figure 5: Existing building 3



Figure 6: Existing building 2

4.3 The photographs above show the nature of the existing buildings that currently occupy the site.

4.4 Site Details

Post Code:	HD9 3XF
Grid Reference:	SE 1049 0814
Easting:	410495
Northing:	408142

5 Planning Policy Context

5.1 Consideration has been given to national, regional and local planning policy & guidance in the preparation of our development proposal. A description of the most relevant policies are as follows:

5.2 Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

- BE1: Design principles
- BE2: Quality of design
- BE11: Materials
- BE12: Space about buildings
- EP11: Ecological landscaping
- NE9: Retention of mature trees
- T10: Highway safety
- T19: Parking provision

5.3 New Kirklees Local Plan

The emerging Kirklees Local Plan has yet to be adopted but is currently under examination in public. The Inspector is currently considering modifications to the plan and a report and recommendation is expected shortly. Once adopted it will replace the Kirklees UDP as the statutory development plan for the district. Given its advanced stage of preparation the new Local Plan carries some weight in decision-taking. The following policies are most relevant:

- PLP 7: Efficient use of land & buildings
- PLP 11: Housing Mix and Affordable Housing
- PLP21: Highway Safety and Access
- PLP22: Parking
- PLP24: Design
- PLP28: Drainage
- PLP32: Landscape
- PLP33: Trees
- PLP52: Protection and improvement of environmental quality
- PLP59: Infilling & development of brownfield sites in Green Belt

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5.4 National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 2012 and revised July 2018, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes the most relevant guidance for local planning authorities and is a material consideration in determining applications. The following chapters are most relevant:

- Chapter 2: Achieving sustainable development
- Chapter 5: Delivering a sufficient supply of homes
- Chapter 13: Protecting Green Belt Land
- Chapter 11: Making efficient Use of land
- Chapter 12: Achieving well designed places
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

6 Planning Justification

Principle of Development

6.1 It is considered that the principle of housing development and the re-use of this brownfield site is established under outline consent (2017/60/925353) and this satisfies the requirements set out in paragraph 145 (g) of the NPPF.

Scale, Design, Visual Impact

6.2 Chapter 11 of the NPPF and Policy PLP7 of the emerging Kirklees Plan seek to make the most efficient use of land in order to meet the need for new homes and it encourages the use of brownfield sites to help deliver housing needs. Paragraphs 122 and 123 require local authorities to consider housing densities and to avoid low densities where there is a shortage of land to meet housing demand.

6.3 The proposed site is a previously developed site. We are required to make the most efficient use of the site but at the same time ensure that impact upon the openness of the Green Belt is no greater than the existing Kennel & Cattery in accordance with paragraph 125 (g) of the NPPF.

A balance therefore needs to be achieved. The existing outline approval is for a very large single dwelling. This application was determined before the revised NPPF was published in July of this year. At this time the original NPPF (2012) provided no formal guidance on both housing densities or the efficient use of land, and Kirklees Council's own draft policy in the new Local Plan was not at an advanced stage. In light of this policy change we consider it appropriate to develop this site for two smaller family homes to deliver a higher housing density. This can be achieved by limiting the level of impact upon openness of the Green Belt so it is no greater than that of the existing buildings or the scheme already approved in outline.

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6.4 Within Green Belt Policy PLP59 (Infilling and redevelopment of brownfield sites) of the emerging Local Plan states that:

“Proposals for infilling within existing brownfield sites or for their partial or complete redevelopment will normally be acceptable, provided that:

- a. in the case of infilling, the gap is small and isolated between existing built form on a brownfield site;*
- b. in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded, unless the resulting development would bring about significant and demonstrable environmental or other improvements;*
- c. any new building or structure does not materially exceed the height of the existing built development, unless there are demonstrable operations requirements for such a building;*
- d. redevelopment does not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for; and*
- e. the development does not result in any detrimental cumulative impact on the openness of the green belt.”*

6.5 The combined footprint of the existing Kennels and Cattery buildings is 369 sqm and the two new dwellings slightly less at 334 sqm.

6.6 Furthermore, the two new dwellings have been designed to reduce impact upon the openness of the Green Belt. The following measures have been introduced:

- The number of buildings will be reduced from 3 to 2
- The new dwellings will be cut into the site to reduce their size and massing;
- Their footprint will be 13 sqm smaller than the existing buildings
- The eaves of the new dwellings will be lower than the existing, albeit higher to ridge.
- The roof ridge of the new dwellings will be 0.54m lower than the indicative elevations submitted for the large dwelling approved in outline.
- Hard-standings and surfaced circulation areas will be removed and returned to a natural state to increase the overall amount of green open space.
- New hedge and shrub planting will help soften and screen the site
- Buildings will no longer be visible from Greenfield Road
- The use of traditional building materials will help assimilate the new dwellings into the surrounding landscape. Their design will reflect the character of local agricultural buildings. This is considered to be more appropriate than the existing white painted concrete block buildings that currently occupy this rural setting.



Figure 7: Existing view from Greenfield Road



Figure 8: Proposed view from Greenfield Road

6.7 The new dwellings are barely visible from Greenfield Road. In fact, the introduction of further shrub planting provides more enclosure and arguably provides additional screening as illustrated in the two images above.

Amenity

6.8 The nearest residential property is Wood Cottage. This lies approximately 45m from Dwelling 1 and 60m to dwelling 2. Wood Cottage is a large property with extensive grounds. Its main aspect is to the south (the front) across a tiered formal garden between the house and Greenfield Road. This garden is screened from the site by mature trees. Although there is line of site in between the west elevation of Wood Cottage and both new dwellings there will be no overlooking. Dwelling 1 and 2 are orientated to look directly north.

6.9 Given the orientation of the new dwellings, the window positions, the distance of separation and the presence of woodland there will be no affect upon the amenity of Wood Cottage.

6.10 Each new dwelling has a large rear garden. These are bounded by fences to create a secure and private amenity space for each dwelling.

6.11 A public footpath (Meltham MEL/10/52) runs along the northern boundary of the site. There are views into the site from this path. The Kennel buildings are clearly visible in the image below. The camera position for the image is adjacent to the footpath just beyond the north-east corner of the site.



Figure 9: Existing view from public footpath

6.12 The proposed new dwellings will be set back from the boundary and cut into the slope. They will be less conspicuous when viewed from the path. It is proposed to plant a native hedge along the northern boundary to enclose the rear gardens and create a more sheltered and private space. This is illustrated in the photo below.



Figure 10: Proposed view from public footpath

Environmental Protection

6.13 The site lies adjacent to Greenfield Road. Both new dwellings will be set-back from the road and enclosed by woodland (dwelling 1 being 50m and dwelling 2 being 45m). Furthermore, the dwellings will be cut into site, so the bedrooms will sit below ground level and thus insulated from potential noise disturbance. A bund and additional tree planting will also help shelter the new dwellings from potential traffic noise.

6.14 It is considered that the proposal satisfies the criteria set out in Policy PLP 52 in the emerging Local Plan

Highways

6.15 The site is to be served by the former kennels and cattery access. It is considered that the traffic generated by 2 dwellings will be considerably less than that generated by the previous use. This will lead to an overall improvement in highway safety and thus satisfies Policy T10 of the Kirklees UDP and Policy PLP21 of the emerging Local Plan.

6.16 Adequate car parking provision has been provided and this satisfies Policy T19 of the Kirklees UDP and Policy PLP22 of the emerging local plan. Provision has also been made for waste disposal facilities and fire tender. These are shown on the proposed block plan.

Ecology

6.17 A preliminary Ecological Assessment (by Bagshaw Ecology Limited - June 2017) was submitted with outline application 2017/925353. This concluded that the site has a negligible ecological value and recommends that no further surveys or mitigation is required. It does however, recommend that the ecological value of the site be enhanced by the introduction of bird boxes and this measure was endorsed by Tom Stephenson (Kirklees Ecologist) when he was consulted on the application on 11th August 2017.

6.18 It is proposed that the same enhancement measures be implemented and that these be secured by condition.

Trees & Landscape

6.19 The site is surrounded by trees but most lie outside the application boundary. Joe Robertson (Kirklees Tree officer) was consulted on the outline application and raised no objections to the scheme in his consultation response dated 15th August 2015.

It is proposed that the site be enhanced by hedge planting along the northern boundary

Conclusion

6.20 The principle of development and means of access have already been approved in outline.

Our detail proposal increases density from one to two new dwellings and represents an efficient use of the site helping to deliver the supply of new homes but ensuring there is no greater impact upon openness of the Green Belt in accordance with paragraph 145 (g) of the NPPF and Policy PLP59 of the emerging Local Plan. Furthermore, the proposal now submitted satisfies detail design policies BE1, BE2, BE11 & BE12 of the Kirklees UDP and policy PLP24 of the emerging Local Plan and as such we consider the proposal to be acceptable.

APPENDIX A

Consultation responses from previously
approved outline permission.

Contents:

- Highways Response
- Peak Park Response
- Trees Response
- Ecology Response

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2017/60/92353/W0/FT
CATEGORY Minor

PROPOSAL OUTLINE APPLICATION FOR
DEMOLITION OF KENNELS AND
CATTERY AND ERECTION OF ONE
DWELLING

LOCATION HOLMFIRTH BOARDING KENNELS
WOOD COTTAGE
GREENFIELD ROAD
HOLMFIRTH
HD9 3XF

APPLICANT PAUL MATTHEWS ARCHITECTURAL

HDC Ref. No. K3-12/2
Highway Officer Ryan Kinder
O. S. Ref. 104 081
Date Received 21/07/2017
Target Date 11/08/2017
Date Returned 28/07/2017
Decision
Route No. A635
Road Name GREENFIELD ROAD
Adopted Yes
Footpath FP MEL/51/10
Footpath Emailed PROW 21/07
Highway scheme No
N/A
Checked by / date Sarah Holdroy 21/07/2017

2017/92353 Holmfirth Boarding Kennels Greenfield Road, Holmfirth.

Highway Development Management's (HDM) comments for the above application as follows:

Outline planning application for demolition of existing kennels and erection of detached dwelling with access and layout the only matters to be considered, all other matters reserved.

Access to the site is off the A635 Greenfield Road, visibility is good in both directions with the sightlines meeting the requirements for Design Manual for Roads and Bridges.

To enable an informed assessment the following information is required.

The size of the detached dwelling is currently unknown and the following should be taken into consideration, In line with the councils parking policy the following parking provision should be provided:

2 - 3 bedroom dwelling: 2 spaces

4+ bedroom dwelling: 3 spaces

Garage dimensions (Internal):

Single: 6.0m long x 3.0m wide

Double: 6.0m long x 5.0m wide

An appropriate turning area for a fire tender should be incorporated into the proposals as the site is further than 45m from the main road, if this cannot be achieved a fire hose inlet arrangement should be investigated.

The arrangement for the storage and collection of waste from the premises needs indicating.

KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT

PLANNING REF 2017/60/92353/W0/FT
CATEGORY Minor

John Perriton

From: Hunt Denise <Denise.Hunt@peakdistrict.gov.uk>
Sent: 11 August 2017 16:43
To: DCAdmin
Subject: Enquiry 30461

Dear Sir/Madam

Thank you for your consultation regarding the demolition of kennels and cattery and erection of one dwelling at Holmfirth Boarding Kennels (Wood Cottage), Greenfield Road, Holmfirth, which is outside the National Park, approximately 335m to the east of the boundary.

The Authority have no comments to make.

Yours faithfully

Denise Hunt

Denise Hunt
Planning Assistant
Peak District National Park Authority
01629 816394
Denise.Hunt@peakdistrict.gov.uk

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John Perriton

From: Joe Robertson
Sent: 15 August 2017 09:48
To: Farzana Tabasum; DCAdmin
Subject: 2017/92353 Holmfirth Borading Kennels

Follow Up Flag: Follow up
Flag Status: Completed

Hi Farzana

Some of the trees at this location can be seen from the public road. However these are of low quality so do not warrant a new TPO serving. In addition the majority of these trees are situated outside of the red line boundary, therefore they should not be directly impacted on by the proposal.

Given the above, I have no objections.

Thanks

Joe

Joe Robertson
(Tree Officer)

Planning Services (Tree Section)
Kirklees Council
Investment and Regeneration
PO BoxB93, Civic 3
Huddersfield
HD1 2JR

T: 01484 414909

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Consultation Response:
Kirklees Council Conservation & Design (Biodiversity)

☐ ☒	

Assessment and Recommendation

References

APPENDIX B

Inset images (existing & proposed) used
within the body of the report







Existing Buildings 1 and 3



Existing Building 2 (Far View)



Existing Aerial Image



Proposed Aerial Image



Greenfield Road Existing Image



Greenfield Road Proposed Image





Footpath Proposed Image



Close-Up Image of Proposed Dwellings