



Hub26 Ltd
Hunsworth Lane
Cleckheaton
West Yorkshire
BD19 4LN

T: 01274 062082
E: charlottesmckay@iop-consulting.co.uk
W: www.iop-consulting.co.uk

Planning Department
Investment and Regeneration Service
PO Box B93
Market Street
HUDDERSFIELD
HD1 2JR

30th September 2019

Dear Sirs,

**Re: APPLICATION FOR THE ERECTION OF STABLES AT SPRINGFIELD FARM,
15 MOORSIDE, CLECKHEATON, BD19 6JH (RESUBMISSION OF APPLICATION
2019/90142)**

I understand that my clients submitted an application for stables at the above site on 11th February 2019. This application was withdrawn on 8th April 2019 following receipt of an email from the planning officer (Liz Chippendale) which stated that the application was going to be refused on the following basis:

The proposed development is considered to be a departure from the Local Plan as the land is allocated as Urban Green Space. As such, if the application was to be approved, the application would be taken to Strategic Planning Committee.

However, the proposed stables are not considered to acceptable development in line with the aims of Policy PLP 61. As such the application will be recommended for refusal which would be done under delegated powers.

It is acknowledged that the Site is allocated as Urban Green Space and Local Plan Policy LP61 is relevant. Policy LP61 provides:

“Urban green space Development proposals which would result in the loss of urban green space (as identified on the Policies Map) will only be permitted where:

- a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or*
- b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or*
- c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space.*

The protection set out in this policy also applies to smaller valuable green spaces not identified on the Policies Map.”

The Site is currently used as a yard in association with my clients' tree surgery business. The Site is hardstanding and contains storage for the business. The Site has been used as such for in excess of 12 years. In accordance with the NPPF the land is brownfield and has no character worthy of preserving for future outdoor sport or recreation. The character of the site is clearly very different from the wider Urban Green Space allocation.

Once an assessment is carried out in accordance with (a) above it is very apparent that the Site no longer meets local needs for open space, sport or recreational facilities. Nor does it make an important contribution in terms of visual amenity, landscape or biodiversity value.

The stables are to be built within the same planning unit as the tree surgery business and the proposal would have no greater impact on the wider urban green space allocation than the current use of the Site.

In addition to the above, the use of the Site for stabling of horses is more in keeping with the UGS allocation as it is for facilities associated with sport and recreation. The proposal therefore seems to be appropriate.

For the reason set out above we therefore consider that the proposal is in accordance with Policy LP61.

The site is a piece of previously developed brownfield land and in my opinion the development of this site will in fact have a positive impact on the area. I would therefore ask that you re-visit the site or the aerial photos of the site and review the

conclusions reached in relation to the last application. I am sure that once you have carried out this exercise you will concur that the current proposal is acceptable.

Yours sincerely

Charlotte McKay LLB (Hons) FCILEx

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Charlotte McKay is a Fellow and Member of the Chartered Institute of Legal Executives, whose members are independently regulated by CILEx Regulation.