

**Consultation Response from KC,  
Policy**
**2022/92977 Northorpe Hall, 53 , Northorpe Lane, Mirfield, WF14 0QL**
**Erection of wooden cabin, toilet and parking area**
**Date Responded:**
**Responding Officer: Amy Woodhead**
**Responding Ref:**

This application is for the erection of a wooden cabin, toilet and parking area at Northorpe Hall, 53, Northorpe Lane, Mirfield, WF14 0QL. The site is in the Green Belt; therefore, Green Belt Policies in the National Planning Policy Framework (NPPF) and Kirklees Local Plan (KLP) apply.

The Local Plan was adopted on 27 February 2019. The Local Plan Strategy and Policies should be fully considered; however, the following response relates to specific Local Plan policies which are of particular relevance to the proposal, other policies that are not mentioned here may also apply.

**NPPF & KLP:**

This proposal concerns the erection of a wooden cabin, toilet and parking area within the grounds of Northorpe Hall. As explained in the Design and Access statement submitted to support the application, the development would be positioned in close proximity to the western boundary of the site, fronting Crossley Lane. The statement outlines that the wooden cabin would be accessible via an existing track, however a new opening would have to be created to reach the track through the adjoining hedging positioned south of where the development is proposed to stand. No details of this new access point have been provided. The Design and Access statement goes on to discuss the 'parking area', stating that 'cellular matting' would be fitted to the grass adjacent to the wooden cabin to facilitate access and secure parking provision. The applicant has expressed that the matting would be covered with grass, therefore should not be visible. There are, however, additional elements to this application, illustrated on the 'site plan', that are not addressed in the Design and Access statement, nor mentioned in any of the other supporting documents. As such, there is a lack of information about key parts of this application which limits the extent to which the scheme as a whole can be assessed against Green Belt policy. The works that would be necessary to achieve the desired cess pit and soakaway are unclear. There has also been no information provided in regard to the toilet or water harvesting container.

Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings in the green belt as inappropriate, except for a limited number of specified exceptions. In the case of this application, the erection of the wooden cabin and the other built elements fail to satisfy any of the exceptions listed under paragraph 149 and therefore constitute inappropriate development in the green belt.

In regard to the proposed parking area, NPPF paragraph 150 outlines that certain forms of development are not inappropriate in the green belt provided they preserve its openness and do not conflict with the purposes of including land within it, including criterion b – engineering operations. In this case, the proposed parking area and new access constitute engineering operations. While the laying out of the parking may not by itself impact on openness, the use it facilitates, in this case the use of the site as a car park, would impact on openness through the introduction of noise and disturbance where none currently exists – including through presenting the potential for conflict between vehicular traffic and users of the track from which the new access is proposed, which is a Public Right of Way. One of the purposes of including land in the green belt is to safeguard the countryside from encroachment. The site put forward for development is within the grounds of Northorpe Hall, therefore is not considered to constitute countryside – so it is not considered that the proposal would conflict with the purposes of including land within the green belt.

In support of their proposal, the applicants have stated in the Design and Access statement that the wooden cabin is to be used for “outdoor/nature based therapeutic activities and child centred learning and nurturing with young people offering opportunities for holistic growth and general wellbeing”, however, it is unclear what specific outdoor/nature-based activities the wooden cabin would support, or why the activities couldn’t be provided for within the existing building. It is also unknown why a separate toilet and other structures, and a significant amount of new parking, including creating a new access, are necessary – meaning it is not possible under these circumstances to weigh the benefits of providing this wooden cabin against the harm the structure will present to openness of the green belt.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In the absence of any very special circumstances this application is not supported.