Design and Access Statement

Proposed Extension.

Bolster Moor Farm Shop Tea Room.



December 2022.

Design & Access Statement

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1.0 Context.

1.1 This statement has been prepared to accompany the resubmission of a planning application for an extension to Bolster Moor Farm Shop Tea Room.

1.2 The scheme was originally approved under application number 2018/93639 on 16th May 2019 but due to lockdown in March 2020 and the turbulent time thereafter, building of the extension became secondary in terms of priority for the applicant and hence the application has not been implemented and has lapsed.

1.3 The statement is pretty much the same as originally submitted, with the addition of a planning statement and technical statement within the appendix which were prepared during the course of the application following comments made by the planning officer.

1.4 The site is within the green belt as defined in Kirklees Local Plan but outside of any Conservation Area – a copy of the former is appended to this statement.

1.5 The tea room was built in 2011 as an addition and diversification to the farm shop serving drinks and light snacks initially to around 40/50 customers per day but as it's popularity rose this quickly increased to around 150 which put pressure on the kitchen and dining area and waiting time for customers got to an unacceptable level.

1.6 In 2014 a planning application was submitted and approved for facilities improvements which consisted of an extension to create further seating and wc provisions along with an increase in size of the kitchen and storage areas.

1.7 The extension was built in 2015 which assisted greatly in the efficiency of the tea room and also a further increase in customers (up to 250 per day) due to them being able to offer a wider choice in menu.

1.8 All food served within the tea room is prepared fresh in either the farm shop or the tea room and is of a high quality.

1.9 Popularity of the produce is such that at on peak days 350 to 400 customers will be served but at peak times (noon till 2 pm) customers need to queue in order to wait for a table to become available – this is almost every day, not just at weekends.

1.10 The result of this is that a large number of potential customers (30 per day mid-week and up to 75 at weekends) leave which is not good for business.

1.11 The queue, which can be in excess of 20 people, is formed at the inner entrance door and stretch to outdoors which is far from ideal for two reasons:

- In inclement weather queuing outside is obviously quite unpleasant.
- Customers dining in the entrance area (used as overspill) are overlooked by people in the queue which is quite uncomfortable for them.

1.12 The rationale with the extension is twofold:

- To remove the 5 No dining tables from the entrance area and use it as a more comfortable waiting area with easy chairs which will seat 20/25 people.
- The new extension will house 8 No tables – which is effectively five relocated from the entrance and a net gain of three for diners.

1.13 The extension will be constructed on the footprint of an existing decked area, used for outside dining when the weather is suitable, and will have minimal visual impact but make customers' experience more pleasurable during busy periods and encourage them to return.

2.0 Amount, scale, appearance and layout.

2.1 The application is for a flat roof infill extension on the footprint of existing decking.

2.2 The proposed footprint is 10.5m x 6.0m.

2.3 The height to eaves is approximately 3.5m which coincides with the cross member of the existing oak truss.

2.4 The flat roof has a glazed lantern to provide natural daylight into the new extension and also maintain daylight to the existing dining area.

2.5 The dry stone of the existing external wall will remain exposed.

2.6 The extension will have a structural steel frame and the columns/piers will be clad in dry stone wall to match up with the host building.

2.7 Windows will be powder coated aluminium to match the existing.

2.8 Two of the apertures will have sliding doors to provide natural ventilation and also act as fire escape routes.

3.0 Access.

3.1 Access to the tea room will remain unchanged.

Appendix A

Photos.


YB14 UBV






BOLSTER MOOR
COFFEE SHOP


DE12

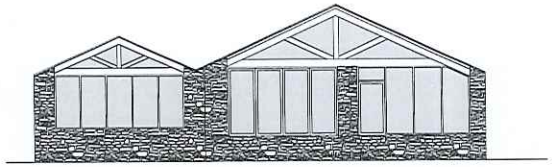




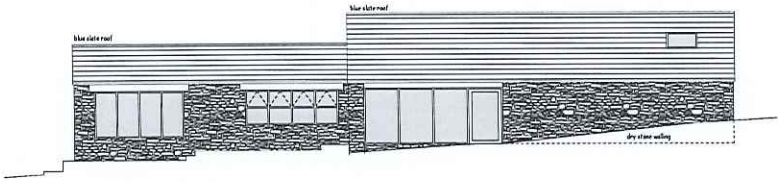


Appendix B

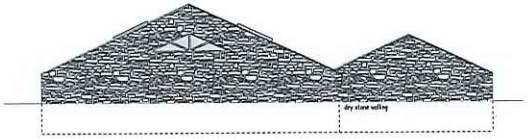
Drawings.



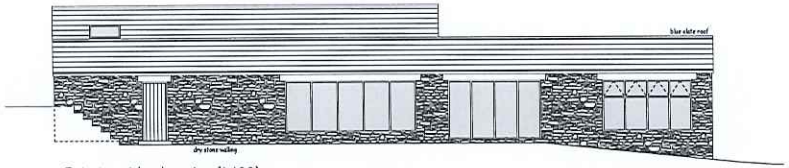
Existing front elevation (1:100)



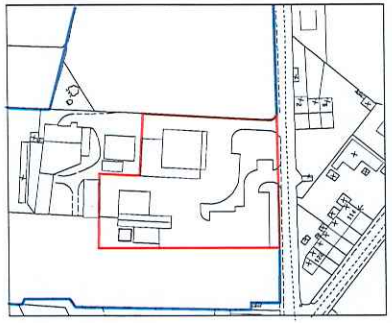
Existing side elevation (1:100)



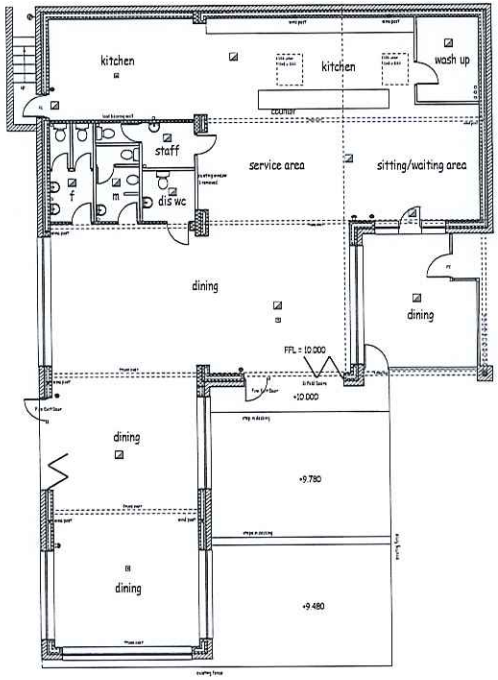
Existing rear elevation (1:100)



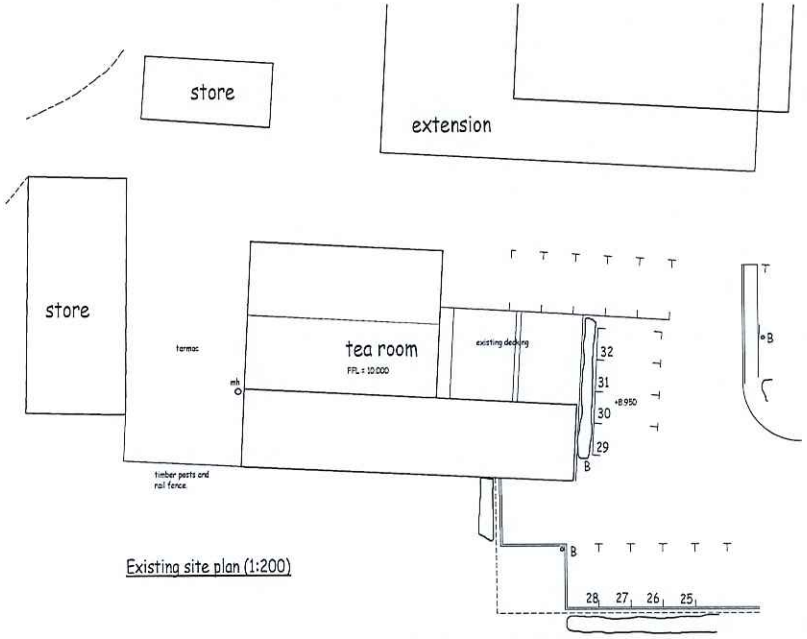
Existing side elevation (1:100)



Location plan (1:1250)



Existing layout (1:100)



Existing site plan (1:200)

0m Scale 1:50 4m
0m Scale 1:100 8m
0m Scale 1:200 16m
0m Scale 1:500 40m
0m Scale 1:1250 100m

(When to scale of original plan bar = 8cm)

Rev B 07/01/2019 Door and window configeration to front elevation corrected.
Rev A 09/11/2018 Location plan added.

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Mobile: 07867 803312
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Proprietor: S.A. Mitchell (ACIOB)

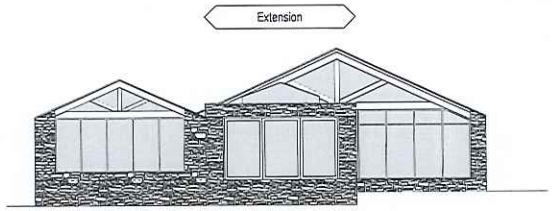
Project
Extension to tea room.

For
Tea Room at Bolster Moor Farm Shop.

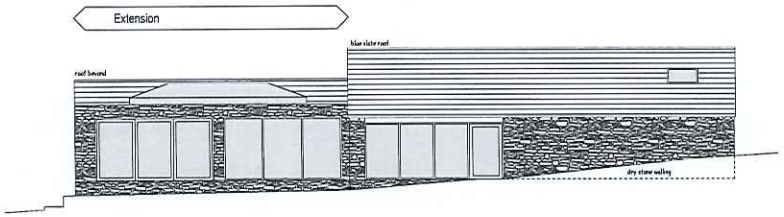
Address
Harden Road farm
Bolster Moor
Golcar.

Title
Existing plans and elevations.

Job No.	Drawing number	Date
18 J 15.	01 B.	May 2018.



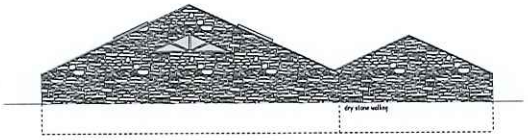
Proposed front elevation (1:100)



Proposed side elevation (1:100)

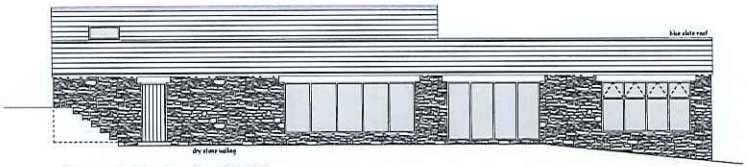
0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m

(When to scale of original plan bar = 8cm)



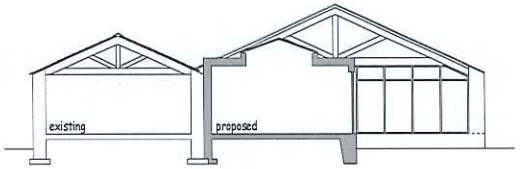
Proposed rear elevation (1:100)

(Extension not visible)

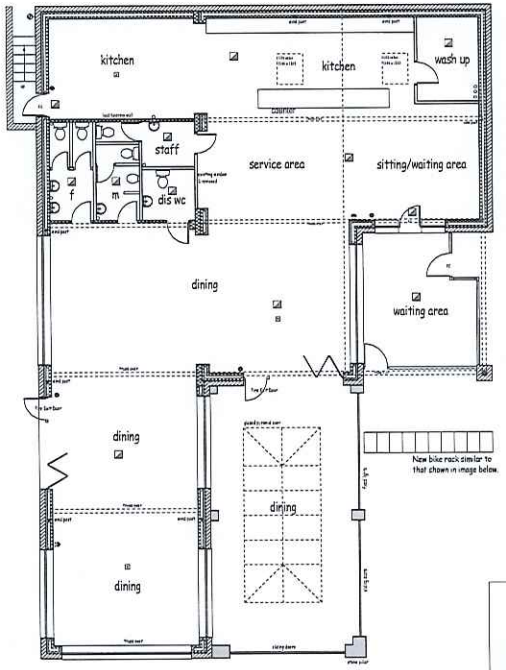


Proposed side elevation (1:100)

(Extension not visible)



Proposed sectional elevation (1:100)



Proposed layout (1:100)

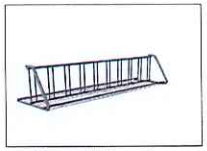
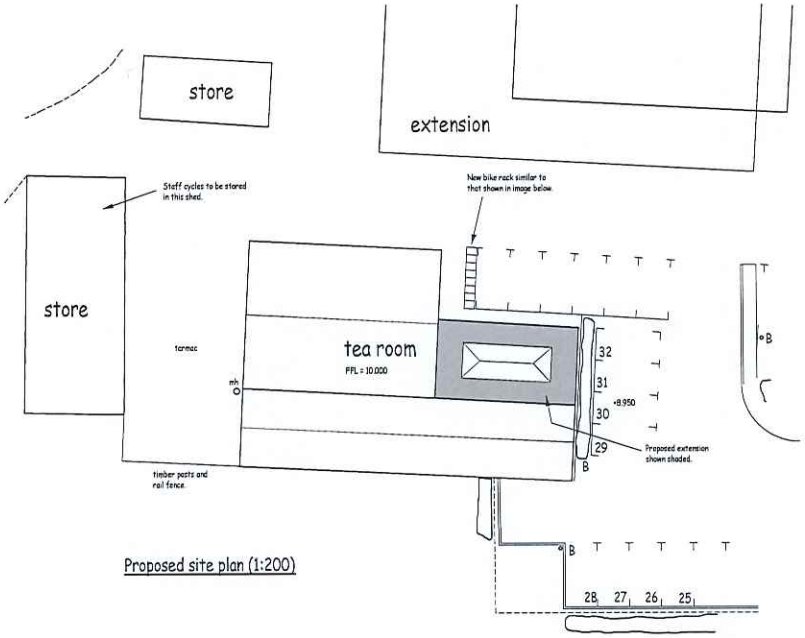


Image of bike rack.



Proposed site plan (1:200)

Rev A 29/03/2019 Bike rack added.

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E-mail: mitchell@cvdesign.freeserve.co.uk

Proprietor: S.A. Mitchell (ACIOD)

Project
Extension to tea room.

For
Tea Room at Bolster Moor Farm Shop.

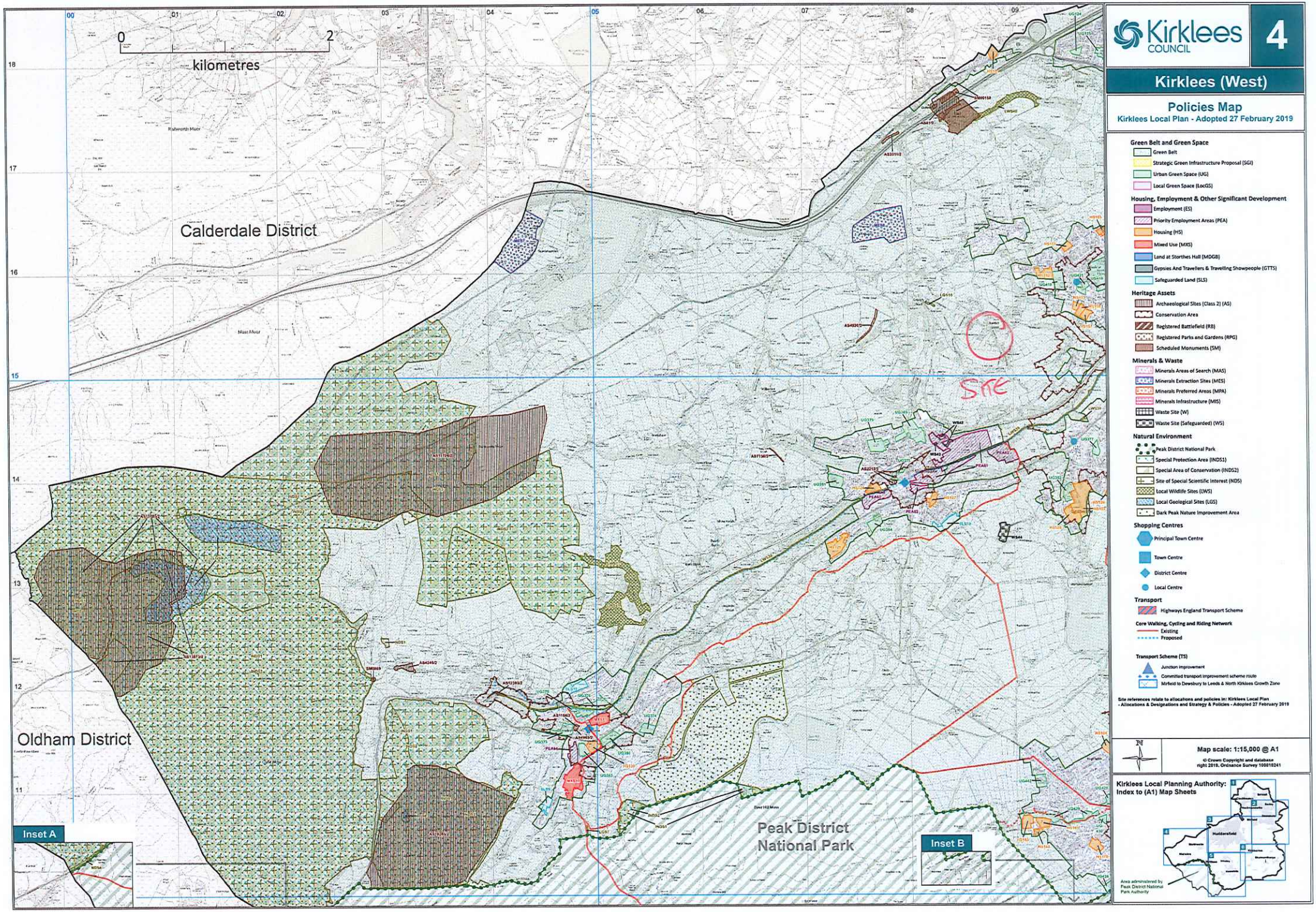
Address
Harden Road farm
Bolster Moor
Golcar.

Title
Proposed plans and elevations.

Job No.	Drawing number	Date
18 J 15.	02 A.	May 2018.

Appendix C

Kirklees Local Plan.



Kirklees COUNCIL

4

Kirklees (West)

Policies Map

Kirklees Local Plan - Adopted 27 February 2019

Green Belt and Green Space
- Green Belt
- Strategic Green Infrastructure Proposal (SGI)
- Urban Green Space (UG)
- Local Green Space (LocGS)

Housing, Employment & Other Significant Development
- Employment (ES)
- Priority Employment Areas (PEA)
- Housing (HS)
- Mixed Use (MXS)
- Land at Storthes Hall (MDGB)
- Gypsies And Travellers & Travelling Showpeople (GTTS)
- Safeguarded Land (SLS)

Heritage Assets
- Archaeological Sites (Class 2) (AS)
- Conservation Area
- Registered Battlefield (RB)
- Registered Parks and Gardens (RPG)
- Scheduled Monuments (SM)

Minerals & Waste
- Minerals Areas of Search (MAS)
- Minerals Extraction Sites (MES)
- Minerals Preferred Areas (MPA)
- Minerals Infrastructure (MIS)
- Waste Site (W)
- Waste Site (Safeguarded) (WS)

Natural Environment
- Peak District National Park
- Special Protection Area (INDS1)
- Special Area of Conservation (INDS2)
- Site of Special Scientific Interest (NDS)
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Shopping Centres
- Principal Town Centre
- Town Centre
- District Centre
- Local Centre

Transport
- Highways England Transport Scheme

Core Walking, Cycling and Riding Network
- Existing
- Proposed

Transport Scheme (TS)
- Junction improvement
- Committed transport improvement scheme route
- Mirfield to Dewsbury to Leeds & North Kirklees Growth Zone

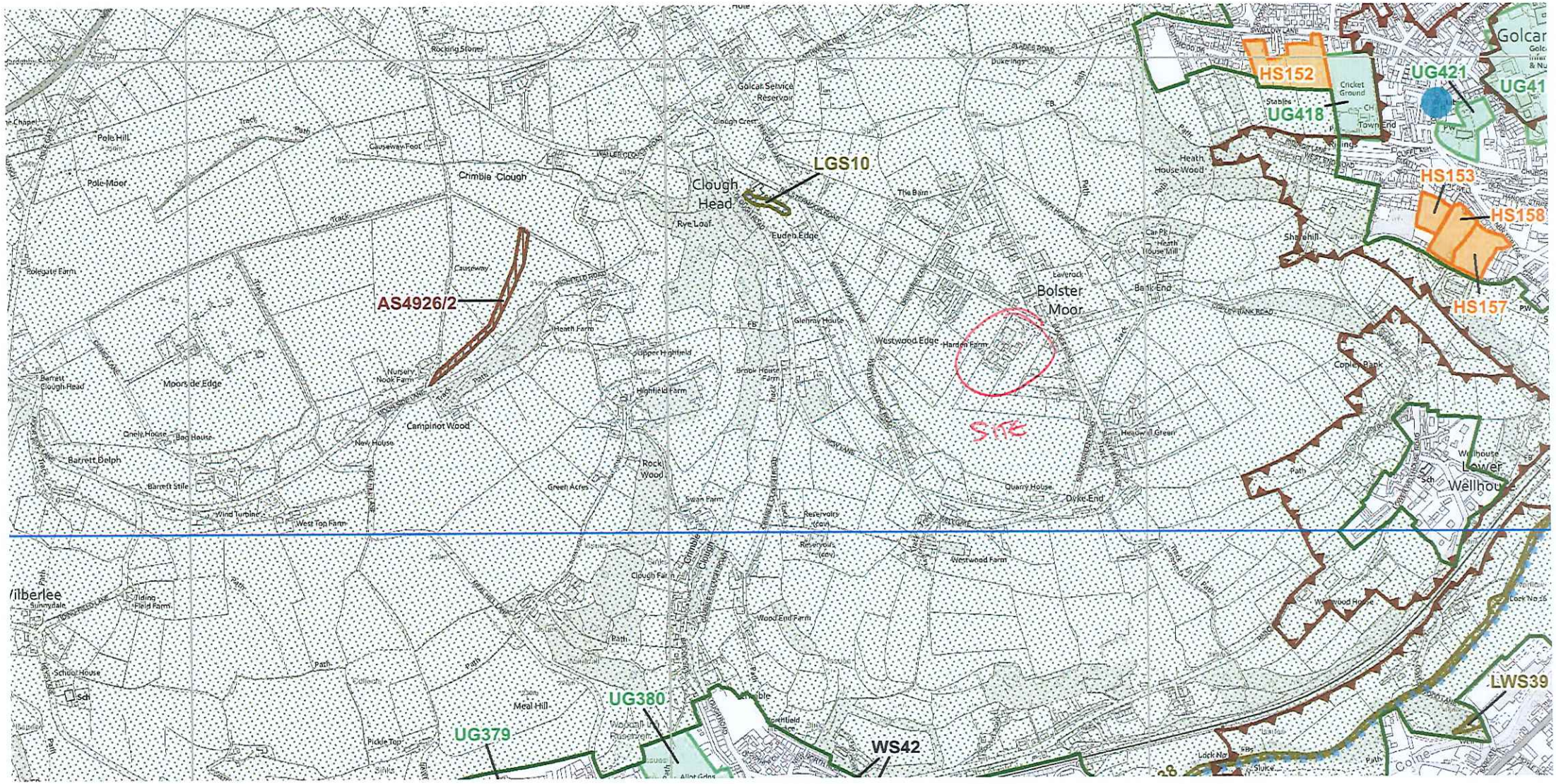
Site references relate to allocations and policies in: Kirklees Local Plan - Allocations & Designations and Strategy & Policies - Adopted 27 February 2019

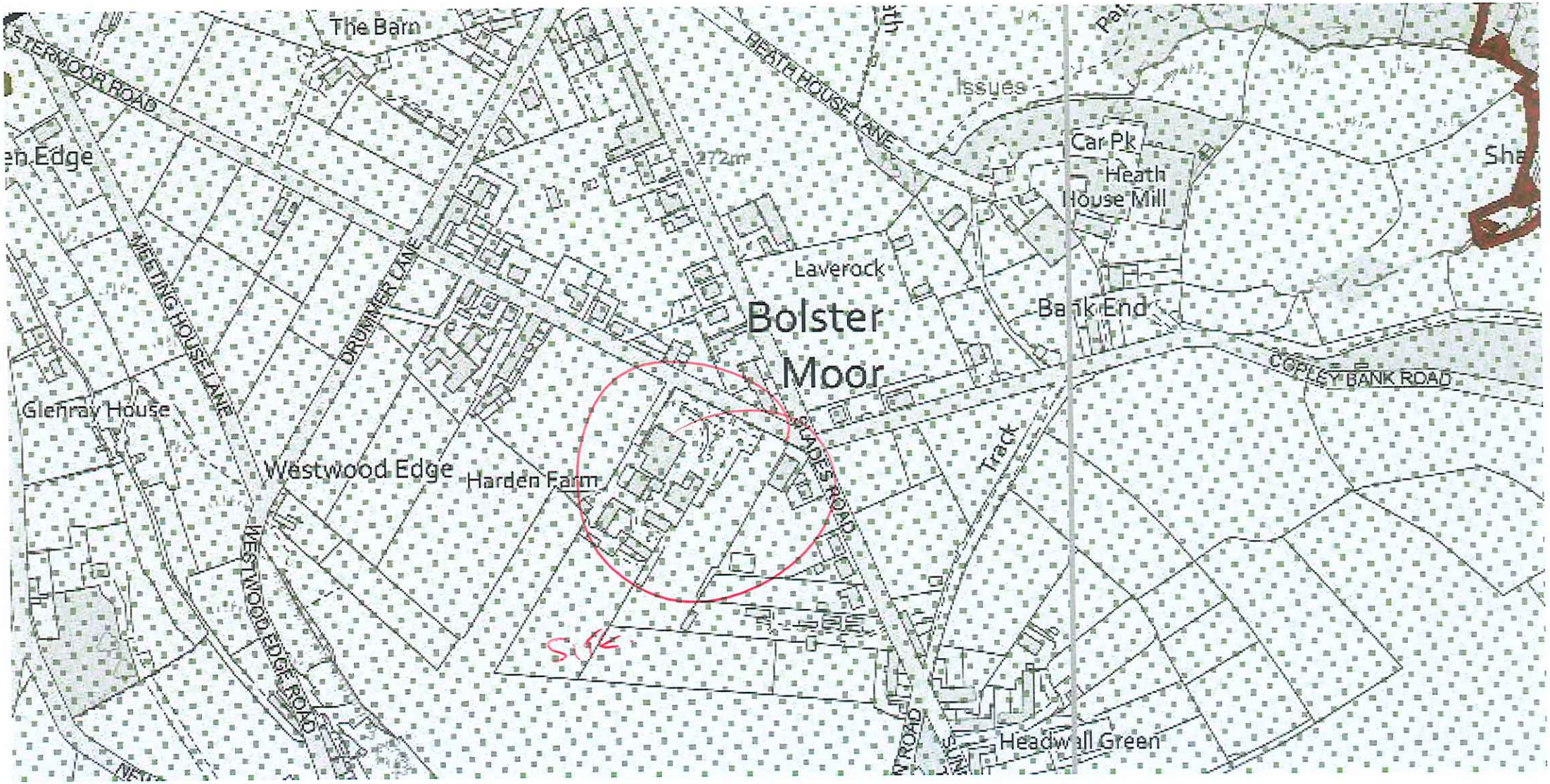
Map scale: 1:15,000 @ A1

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Kirklees Local Planning Authority: Index to (A1) Map Sheets

Area administered by Peak District National Park Authority


HS152
UG421
UG41
UG418
HS153
HS158
HS157
LGS10
AS4926/2
Bolster Moor
Clough Head
Golcar Service Reservoir
Crimble Clough
Pole Hill
Pole Moor
Causeway Foot
Rocking Stones
Rye Loaf
Eudon Edge
Tile Barn
Heath House Wood
Cricket Ground
Stables
Town End
Shaw Hill
Car Pk
Heath House Mill
Bank End
Laverock
Westwood Edge
Harden Farm
Glenray House
Heath Farm
Upper Highfield
Highfield Farm
Brook House Farm
Nursery Nook Farm
Moors de Edge
Barrett Clough Head
Campinot Wood
Oney House
Bog House
Barrett Delph
Barrett Stile
New House
Rock Wood
Green Acres
Wind Turbine
West Top Farm
Swan Farm
Reservoir (cov)
Quarry House
Dyke End
Heaton Hill Green
Copley Bank
Wellhouse
Lower Wellhou
Clough Farm
Westwood Farm
Wood End Farm
Tiding Field Farm
Sunnydale
School House
Meal Hill
Pickle Top
UG380
UG379
WS42
LWS39
Lock No 26
Sluice
Coine
SITE


The Barn
STEANMOOR ROAD
HEATH HOUSE LANE
Issues
Car Pk
Heath House Mill
272m
Laverock
Bolster Moor
Bank End
COPLEY BANK ROAD
MEETING HOUSE LANE
DRUMMER LANE
Glenray House
Westwood Edge
Harden Farm
SLADES ROAD
Track
WESTWOOD EDGE ROAD
Headwall Green
SLK

Appendix D

Planning Statement.

Planning Statement.

Proposed Erection of Extension to Tea Room at Bolster Moor Farm Shop, 1A Bolster Moor Road, Bolster Moor, Huddersfield, HD7 4JU (Application Reference 2018/93639).

1.0 Introduction

1.1 This Planning Statement is submitted in support of the application submitted by Steve Mitchell on behalf of S. Haigh.

1.2 In November 2018 the case Officer, Farzana Tabasum, raised issues regarding the impact on the Green Belt and lack of justification and secondly, the proportions of the extensions relative to the size of the original building.

1.3 This statement seeks to address these issues.

2.0 Policy Background.

2.1 The application site is located within the Green Belt as shown on the Proposals Map which forms part of the adopted Local Plan, the Kirklees Unitary Development Plan.

2.2 It is also shown as being located within the Green Belt as shown in the draft Kirklees Local Plan which, though in draft form at present, is likely to be adopted at a meeting of Kirklees Council on 27 February 2019.

2.3 Policies relating to development in the Green Belt as set out in the Unitary Development Plan and draft Local Plan are consistent with those set out in the National Planning Policy Framework (NPPF) 2018.

2.4 Paragraph 133 of the NPPF sets out the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

2.5 Paragraph 134 sets out five purposes served by the Green Belt:

a) To check the unrestricted sprawl of large built up areas;
b) To prevent neighbouring towns merging into one another;
c) To assist in safeguarding the countryside from encroachment;
d) To preserve the setting and special character of historic towns; and
e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.6 Paragraph 143 sets out that inappropriate development is be definition harmful to the Green Belt and should not be approved except in very special circumstances *"Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations"* (paragraph 144).

2.7 Paragraphs 145 and 146 set out various forms of development which are deemed not to be inappropriate. None apply in this case.

3.0 Planning History.

3.1 In November 2010 planning permission was granted for a tea room for the existing farm shop (2010/92958)

3.2 In September 2012 approval was granted (2012/92014) for matters reserved on an outline approval for the erection of an extension to the existing farm shop.

3.3 In April 2013 Change of use of land, formation of additional entrance and 36 parking spaces was granted planning permission (2012/93756).

3.4 In October 2014 planning permission was granted for the erection of a single story extension to the tea room (2014/91515).

3.5 In November 2017 planning permission was granted for the erection of an extended store room for the tea room (2017/93306)

3.6 2018/93639 - The current proposal.

4.0 The Proposal.

4.1 The application seeks permission for infill between the two 'arms' of the existing tea room, an area which is occupied by decking which has been in place since at least 2014.

4.2 With a footprint of approximately 63sq.m it will increase the footprint of the existing building by approximately 20%.

4.3 With its flat roof its overall height will be significantly lower than the existing building with its 2No. gabled roofs.

4.4 Given that the site is currently occupied by decking there will be no loss of customer parking spaces.

4.5 As set out in the Design and Access tatement which forms part of the application the increasing success of the tea shop means that at peak times almost every day customers need to queue in order to wait for a table to become available (para 1.7). A large number of potential customers leave which is not good for business (para 1.8).

4.6 Queuing forms at the inner entrance door and stretches beyond the outer entrance door to outside - not ideal in inclement weather and customers dining in the entrance area (used as an overspill) are overlooked by people queuing (para 1.8).

4.7 The proposal is to remove 5No. Dining tables from the entrance and just use it as a waiting area. The new extension having 8No. tables will provide a net gain of 3No. tables (para 1.9).

5.0 Justification.

5.1 The farm shop and tea room are a good example of a very successful rural enterprise which now employs 18No. full-time and 12No. part-time staff.

5.2 The Council has consistently supported development whether it be for an extension to the farm shop, for a new tea room, extensions to it or for an ancillary building. This application is merely the latest in that line.

5.3 As noted earlier (para 4.2) the proposed extension represents an increase in the footprint of the tea shop of approximately 20% which is minimal in the context of the farm shop and agricultural buildings within the overall complex of buildings (as shown within the blue line on the submitted location plan).

5.4 Not only does the proposal represent a minimal increase in the floor space within the overall complex but as set out in section 4 of this Statement will have minimal visual impact. It will be lower than the existing building "tucked into" an angle rather than extending beyond the existing footprint and it will replace existing decking.

5.5 Dealing directly with Green Belt issues, at paragraph 2.5 of this statement the five purposes of the Green Belt are set out. In none of the cases are those purposes challenged.

5.6 It is fully accepted that the development proposed is by definition inappropriate and therefore harmful to the Green Belt. As such very special circumstances need to be shown to justify approval.

5.7 It has already been shown that there will be minimal visual harm to the openness of the Green Belt in both its wider and immediate setting.

5.8 No other harm is considered to arise from the proposal. In particular it is noted that KMC Highways raise no objections to the proposal (consultation reply returned 20 December 2018).

5.9 I now turn to the consideration which in my view justifies the decision that no objection should be raised to the proposal from the point of view of impact on the Green Belt i.e. that very special circumstances exist such that the minimal harm

to the Green Belt by inappropriateness is clearly outweighed by other considerations. (see para 2.6 of this Statement).

5.10 Paragraph 83b) of the NPPF urges that '*planning policies and decisions should enable the diversification of agricultural and other land- based rural business.*' That is exactly what the Council has done in its approval for both the farm shop and the tea room and for an extension to both (see section 3 above). This application is just another chapter in that development.

5.11 Furthermore paragraph 83d) of the NPPF urges that '*Planning policies and decisions should enable the retention and development of accessible local services and community facilities such as local shops, meeting places etc.*' That is exactly what is available here in the village of Bolster Moor close to the children's nursery in the former chapel. Furthermore policy PLP10/1 of the Council's Local Plan sets out measures that will be taken to improve the economic performance of the rural economy. It includes at b) that the needs of small and medium sized enterprises will be supported.

5.12 It would be perverse of the Council to now take a stand against support for the expansion of local businesses and provision of community facilities when it was very supportive in the past. Any such approach would be inconsistent with both national and local planning policy.

6.0 <u>Conclusion.</u>

6.1 It is concluded that the harm caused by the proposal to the openness of the Green Belt is minimal and that there are no other material considerations which would justify refusal of the application.

6.2 On the other hand, the benefits both to the local economy, employment and community facilities are such as to outweigh the Green Belt harm to such an extent that they constitute very special circumstances.

6.3 As such approval of the application is entirely justified.

Malcolm Sizer.

Malcolm Sizer Planning Ltd.

February 2019.

Appendix E

Technical Statement.

Technical Statement to accompany application

to extend Tea Room

at Bolster Moor Farm Shop.

Jan 2018.

The planning officer has requested that the extension shown on drawing 18 J 15 – 02 be reduced in height but there are technical difficulties in doing this which are two fold and are explained below:

Existing folding doors.

The existing bi fold doors beneath the existing oak truss to the front elevation are to remain in place.

The proposed new roof structure has been designed to intersect with the bottom chord of the roof truss as shown on the proposed sectional elevation on drawing 18 J 15 – 02 which will ensure the doors will still operate.

Waterproofing at abutment.

The abutment of the new extension with the existing sloping roof of the side elevation will need to be adequately waterproofed.

In order to do this a valley gutter has been designed.

This will require a minimum upstand of 150mm above the base of the valley gutter to ensure that should there be a build up of snow it will not leak into building.