

About the application

Application number: 2023/90070	
What is the application for?:	Demolition of existing building and erection of detached agricultural building
Address of the site or building:	Town End Farm, 17, Flush House Lane, Holmbridge, Holmfirth, HD9 2QY
Postcode:	HD9 2QY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Further commentary in response to Kirklees Planning correspondence in relation to this application.

The existing structure still meets the needs as expressed in the original application. The structure is of a typical non permanent building and supported the previous owners winter housing of a Dexter bull and breeding cattle and for the lambing and husbandry of special breed sheep. The previous owners full time occupation was farming, the land was not used by a tenant. (see paragraph 19.10 of the Kirklees Local Plan re acceptable development in green belt).

The applicants agent's response to planning regarding why a typical open barn structure is not suitable implies that the weather now renders such design not fit for purpose. However other recent successful agricultural building applications within the Holme Valley, on exposed sites, have all been for open structures with consideration of which face to leave open. The positioning of the openings on the proposed structure face towards Holme Moss as opposed to that on the existing building where the opening faces away from Holme Moss to provide shelter. Has the positioning of openings been fully considered to mitigate against the need for roller shutters?

There continues to be a lack of clarity as to the usage of the building. We have concerns about the building being scoped for future change of use especially as there is an indication that the existing structure is to be resited. Planners questions relating to whether the proposal was for vehicle storage or animal shelter elicited a response that there were concerns about vehicle security. This, we presume, is why the current use of the structure apart from the tenants use for a short 'lambing' period has been for vehicles. The response also states that should the garaging of vehicles not be permitted these would be moved into domestic garaging or outside. Is the use of the building therefore as per the original application for animals or for garaging?

No questions have been raised with regard to the purpose of the full height glass doors in the area designated as a hayloft. These are not typical. The design shows roof lights to let natural light into the building. This area of the building is to be covered with a roller shutter therefore the front face will have two not one shutter cover as indicated in the correspondence.

Whilst the agent has responded to concerns raised about flooding being historical in nature the previous owner had recognised that surface water had become an issue and created a pond on the site of Townend and discussed drainage works to be undertaken towards the boundary. The work on the Townend site, not only the ground source heat system, but also the resculping of the land has impacted on land beyond the boundary.

The usage of the building, scope for change of use through atypical features within an agricultural building, land drainage and this being only part of a scheme remain a concern.