



J C Harrison Planning & Admin Services

19 Mayfield Avenue, Mayfield, Ashbourne, DE6 2JA

T: 07792 144155 E: jo@jcharrison.co.uk

Planning Statement

Proposal:

Change of use of an agricultural building and stables to Class B8 use for internal self storage units

Site Reference:

Turner Farms Ltd, Oldfield Road Farm, Honley, Holmfirth, HD9 6RL

Introduction

This statement has been produced in support of a full planning application for the change of use of an existing agricultural building and stables to Class B8 Storage.

This holding is located north of Holmfirth in a rural area and is situated in the Green Belt.

Due to the cost-of-living crisis and the retraction of the single farm payment over the next few years farmers are being forced to look at ways to diversify to supplement their farming businesses. The applicant is very keen to continue with his farming practices, however the increasing cost of fodder, fertiliser and general running costs is taking its toll on the business, and he is now seeking alternative avenues of income to enable him to continue farming.

The applicant has identified a need in the area for this type of self-storage unit, the nearest business of a similar type is approximately 6.5 miles away on the northern side of Huddersfield. This unit will serve the local areas of Holmfirth, Honley and the surrounding villages.

On the holding is a large agricultural building separated from the other agricultural buildings and attached is a stable building, which is currently used as part of the livery yard, housing 11 horses. The location plan indicates the fields that are generally used by the horses for grazing and exercise, alongside a ménage at the bottom of the lower yard.

The holding was originally a dairy farm, in 1987 they became primarily a beef rearing holding and from 2012 diversified into Pedigree Limousin Cattle, rearing them from young calves through to finishing. The applicant now has a successful pedigree limousin herd known as Broadhead Limousin.

In the recent months Bovine TB has been identified in the area and as such tighter biosecurity is required to ensure the livestock on the holding remains unaffected. This has led to a change in the way the livestock is housed, the existing buildings that comply with DEFRA regulations for housing livestock

have been redesigned internally into individual pens for livestock 12 months and over. Youngstock is kept in small groups until this age.

Recent Relevant Applications

2023/90364 – Prior Notification for the erection of extension to existing agricultural building – Approved

2020/93989 – Erection of agricultural building – Approved

2020/91914 – Erection of agricultural building – Approved

Agricultural Holding Number

49/343/0878

Animals on the Holding

The applicants currently rear up to 120 Pedigree Limousin Cattle. 11 horses are housed as part of the livery yard.

Existing agricultural buildings on the holding

The existing agricultural buildings on the holding are used to house cattle and to store the fodder, fertiliser and the implements required to manage the holding.

The building proposed for change of use, used to be the cubicle housing, collecting yard and diary. Since 1987, this building has been used occasionally for storage, gathering livestock and for using the old cattle handling system within the building. This is now dated, has become unsafe and requires several people to operate it safely. A new handling system has been installed in adjacent shed and is more suited to the needs and setup of the holding. It will be used for vaccinating, TB testing, Artificial Insemination (AI), halter training the pedigree bulls and heifers and general routine health checks and can be safely operated by one person if required.

The roof sheeting on the building is approximately 34 years old and requires replacement as many of the sheets are broken and leaking, and much of the timber cladding is rotten and falling off. The building has now become redundant as part of the agricultural business, due to the internal layout not being compatible following the change in farming practices and it has become unsafe to use.

Stables and Paddocks

The stable building will also become part of the change of use to Class B8 and the holding will no longer have a livery yard. The areas previously used by the horses as shown on Drawing No. 1081-001 will be returning to agricultural use for livestock grazing and fodder.

Currently there are a number of horse boxes and trailers associated with the livery that are stored in the lower yard area near the stables. Once the livery yard is no longer in operation these will be removed, and this will make the area tidy and give less cause for thefts as nothing will be on show in that area.

Biosecurity Measures

To ensure that the agricultural areas of the holding have restricted access, gates will be placed at the entrance to the farm and the tracks that lead to the livestock and agricultural areas, as shown on Drawing No. 1081-003. This will ensure that only the people and vehicles visiting the agricultural side of the business have access to them areas.

The only exception will be should the emergency exit be used from the storage area, in that case signage will be in place to guide patrons to the appropriate assembly area, which will be on the access ramp next to the allocated parking area.

Change of Use

The buildings identified on drawing No. 1081-001 will be renovated as shown on drawing No. 1081-004 and internally will be setup similar to that of Kubiod's drawing No. 01D-23-3375, this design is not finalised and is subject to change following a final measure of site.

Self-storage is a cost-effective solution to a variety of storage issues, from families to business owners to university students. Many people turn to self-storage, especially as people are downsizing their homes and new build homes tend not to have to same requirement or space for storage as the older built houses. Many businesses also seek additional storage for stock and archive paperwork and self storage units are a cheaper alternative to purchasing or renting additional floorspace which will incur business rates and well as running expenses.

Siting

As shown on drawing Nos. 1081-002 and 1081-003 these buildings are the logical choice for diversification as the are removed from the existing agricultural buildings and yard area, they are already served by a separate access road which also serves the Cattery which is the closest to the access off Oldfield Road.

Security and Lighting

The buildings for the proposed change of use are within sight of the house of the applicant, providing 24 hour surveillance and security. There is always someone on site due to the nature of the main business.

The site is already serviced by CCTV, but this will be upgraded as part of the project. The buildings already have external lighting which operates on a PIR system, this will remain in place.

Internally each corridor, the loading bay and reception area will be covered by CCTV and lighting within the building will be upgraded to LED lighting which will be zoned. Each zone will act independently by PIR and the lighting will remain on for a set amount of time.

Operating Hours

Currently the livery yard is open from 5.30am until 9.00pm, the proposed opening hours for the self storage units will be from 8.00am to 6.00pm. (The cattery is by appointment only.)

Employment

Once the self storage units are fully operational it is anticipated that there will be opportunity for the employment of 3 or 4 part time positions available to assist in the running of the business and reception area.

Climate Change

Many of the materials on the buildings will be reused, any materials that are removed and are no longer fit for purpose will be removed from site to an appropriate licensed disposal area.

Lighting within the buildings will be low wattage LED operate by PIR systems and on for a set amount of time once activated.

Rainwater from the roof areas will be harvested and used on the agricultural holding for drinking water and washing down.

The proposals will see the number of vehicles significantly decreased. Currently the livery yard has up to 10 vehicles entering and exiting the site, twice a day on a daily basis, plus visits from vets, blacksmiths, physios, fodder and bedding deliveries which is an additional 5-10 vehicles weekly, therefore current vehicle movement is approximately 150 vehicles entering the site over the period of a week.

The estimated movement of vehicles once the self storage units are fully operational would be up to 7 vehicles a day as the busiest. Having spoken with other operators of self storage units large than the proposed normal flow is around 4 vehicles a day on average.

This would significantly reduce the flow of traffic along Oldfield Road and therefore reducing the carbon footprint of the holding in general.

Landscaping

The site already benefits from the a good amount of mature landscaping, however recently the applicant has planted another thick Laurel hedgerow, as shown on drawing No. 1081-006 and proposes further planting once the horses are no longer using the fields. The applicant is happy to carry out any additional landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any planting will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

Any planting that dies, becomes seriously damaged or diseased will be replaced, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance

As indicated on drawing No. 1081-004 this building will be re-clad with AS35 insulated composite panels, coloured Merlin Grey (18B25). The roof areas will not have any external roof lights.

Vertical cladding will be AS35 insulated composite panels, coloured Juniper Green (12B29) to all sides of the main building and the gable elevations of the stable building. The side elevations of the stable building will be clad with lapped timber boarding. All necessary roof and vertical joints will be made good with matching pressed metal flashings.

Below the cladding will be the existing concrete block walls and the pre-stressed concrete panels of the stable building will be replaced with block walling.

Along all sides of the buildings will be 170mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate into rainwater harvesting tanks for use on the holding.

We feel these materials will blend into the existing landscape without having an adverse effect.

Access

Access to the buildings will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Oldfield Road, Honley.

There will be a significantly reduced amount of traffic accessing the site.

Policy

Great regard has been taken to ensure that many of the 2019 Adopted Kirklees Local Plan policies are complied with as well as policies from the National Planning Policy Framework 2021. We believe this proposal will help positively contribute to the 'Strengths and opportunities for growth' as set out in the Statement Place Shaping - Kirklees Rural.

The Local Plan policies the proposal complies with are:

LP1 – Presumption in favour of sustainable development

LP2 – Place Shaping

LP21 – Highways and Access

LP22 – Parking

LP24 – Design

LP28 – Drainage

LP32 – Landscape

LP51 – Protection and improvement of local air quality

LP52 – Protection and improvement of environment quality

LP60 – The re-use and conversion of buildings

NPPF Policy:

Section 6 Paragraphs 84 and 85 – Supporting a prosperous rural economy

Section 12 Achieving well-designed places

Section 13 Paragraph 150 (d) – Protecting the Green Belt

Section 14 Meeting the Challenge of climate change

Section 15 Conserving and enhancing the natural environment