

**PROPOSED EXTENSION TO AN AGRICULTURAL  
BUILDING AND A NEW AGRICULTURAL BUILDING  
AT MEADOW NOOK FARM, DEARN DIKE LANE,  
HUDDERSFIELD, HD8 8YA**

**DESIGN AND ACCESS STATEMENT  
AND PLANNING STATEMENT, INCORPORATING  
AGRICUTLURAL JUSTIFICATION**



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## **1.0 Introduction**

1.1 This proposal is to erect an extension to an existing general purpose agricultural building and erect a new livestock building ("the Application") at Meadow Nook Farm, Dearne Dike Lane, Huddersfield, HD8 8YA ("the Site"). The Application is made on behalf of D & J Gawthorpe ("The Applicants").

1.2 This document is designed to enable the local planning authority to understand the analysis which has underpinned the design and how it has led to the development of the scheme. This document explains the design and access issues that have been considered as part of this proposal, and should be read in conjunction with the plans and drawings as submitted.

1.3 The proposed location is situated within the Green Belt and so consideration is given to how the Application complies with national and local planning policies as well as the agricultural justification that underpins the requirement for a new building.

## **2.0 Background**

2.1 The Applicants, Mr and Mrs Gawthorpe, trading as D & J Gawthorpe under CPH number 49/544/0148, have farmed at Meadow Nook Farm for 11 years, during which time they have built up a thriving beef enterprise.

## **3.0 The Farming Business**

3.1 The holding comprises 280 acres, of which 60 are owned and 220 are rented on long term Farm Business Tenancies close to the farmstead. 16 acres of owned land form a ring fence around the farmstead. The large beef herd totals around 450 beasts at any one time. The livestock comprises 60 beef suckler cows, producing around 60 calves per year. Some of these are kept as replacements; the rest are sold fat through Spenborough Abattoir or through a local butcher shop. In addition, the Applicants purchase 250-300 strong stores each year from farms and markets all over the UK, such as Dumfries, Longtown, Leyburn, Penrith, Carlisle, and various North Wales markets. The stores are reared and again sold fat through Spenborough Abattoir or a local butcher shop.

3.2 The suckler herd is spring calving, cows and calves being turned out for summer grazing. All the stock is housed indoors over winter and all stock is finished indoors on grain, creating a large demand for cattle housing, as well as bedding and fodder

storage. The Applicants produce all their own silage, hay, and straw, and about half the barley and wheat grain requirement.

**4.0 Requirements for a Building**

4.1. Since the last building was erected in 2021, the Applicants have taken on 70 further acres, cattle numbers have increased and they have started growing their own grain. Grain storage is now taking up vital cattle housing. The extension on to the 2021 fodder store will be used to store grain and straw. The new 'L' shape building will be loose cattle housing to accommodate increased cattle numbers.

**5.0 Photographic Survey**

The following photographs illustrate the proposed site and surroundings.



Photograph 1 – The location of the proposed new extension, on the open north gable end of the existing fodder store



Photograph 2 – The location of the proposed new livestock shed surrounding the potato pit

## 6.0 The Design

### 6.1 Amount

- The proposal is for one extension to an agricultural building and for one new agricultural building.
- The total gross external floor area of the extension will be 292.64 sqm.
- The total gross external floor area of the new building will be 317.06 sqm, space for 50-70 fattening beasts.

### 6.2 Siting

- Both of the proposed sites have been carefully chosen for the least visual impact and greatest convenience and accessibility.
- The extension will match the existing building in terms of alignment, size and height. The new building will sit in the centre of the yard, wrapping around the potato pit, where it will not be visible from outside of the yard, hidden by taller buildings to all sides.

- The only residential property that can see the site of the proposed extension is 300m away on Park Head Lane. The nearest residential property is over 100m away to the north. The proposal will not affect residential amenity.
- Both sites are currently underused yard space. The yard is an extremely compact, well utilised space, and the buildings will fit in to the existing layout with little effect on views from the surroundings.
- Both buildings will be easily accessible from the rest of the yard.
- The buildings will not need any new access as both are easily accessible from the existing access onto Dearn Dike Lane.

### 6.3 Scale

- The extension will be three additional bays, measuring 13.72m long, by 16.00 m wide. The existing buildings is 21.34m wide, but the extension will only be three quarters the width to allow unhindered vehicular movements around the building. The extension will be 6.10m to the eaves and 8.95m to the ridge to match the existing building.
- The new livestock building will be an 'L' shape, comprising two sides each measuring 12.19m x 10.67m and a canopy joining the two which will effectively be a right-angle triangle with the two short sides measuring 10.67m. The height will be 4.95m to the eaves and 6.38m to the ridge, giving a 15 degree roof pitch, optimal for ventilation for cattle housing.

### 6.4 Landscaping

- The livestock building will be completely hidden by the surrounding buildings, being at the centre of the farmyard. The extension will form an exact match to the existing building and will remain within line to the existing buildings. It is not felt that any landscaping is therefore required.

### 6.5 Appearance of the Development

- The extension will be concrete panels to 3m with timber space boarding above under a grey profile steel roof to match the existing building.
- The livestock building will be concrete panel to 2m with timber space boarding above under profile fibre cement roof. The colours, materials and form of the new buildings have been chosen to match the adjacent buildings.
- The buildings are to be constructed of good quality robust materials which will withstand the prevailing weather, and are suitable for the required use, providing warmth, protection from the rain and adequate ventilation.

- Being situated adjacent to the existing buildings and being of the same scale and form and constructed of similar materials, the landscape will change very little compared to the current situation. This is a key consideration in areas of Green Belt.

## **7.0 Access to the Development**

7.1 There is already a good wide access onto Dearne Dike Lane with good visibility in both directions. The amount and type of vehicle use will not alter at all in respect of this development. Consideration has been given to safe vehicular movements around the yard, by reducing the extension in width.

## **8.0 Kirklees Local Plan**

8.1 Policy LP54 states that proposals for new buildings for agriculture...will normally be acceptable, provided that they are genuinely required for agriculture, can be sited in close association with other existing buildings, there will be no detriment to nearby residential amenity, the design and materials have regard to relevant design policies. This Statement shows how the proposal is compliant with these requirements.

## **9.0 National Planning Policy Framework (NPPF)**

9.1 The NPPF is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development.

9.2 Paragraph 9 states that local planning authorities should not regard the construction of new buildings for agriculture purposes as inappropriate in the Green Belt.

9.3 Paragraph 28 of the NPPF states that, "planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

9.4 Section 7 of the NPPF relates to the requirement for good design. This statement has shown how the proposal has been designed to fit best within the existing farmyard, meet the agricultural requirements it is intended for, of good, robust materials, meeting current safety standards.

## **10.0 Conclusion**

10.1 The proposal is for the extension of an existing storage building, necessary for the storage of bedding and fodder, and a new livestock building, which is necessary for the housing of beef cattle.

10.2 By taking into account the landscape and the characteristics of the site and its surroundings, a proposal has been finalised which seeks to ensure that the most appropriate design, appearance and location has been selected.

10.3 The proposed layout, location, character and building materials are sympathetic to the surrounding landscape and existing use of the site, ensuring that the proposal will not have an adverse impact on the surrounding countryside or on the openness of the Green Belt. Both buildings will remain in line with the current limits of the farmyard and equal to or below existing ridge heights.

10.4 This location has easy access to the highway using an existing access on to Dearne Dike Lane which is suitable for farm vehicles.

10.5 The proposal is considered to be policy compliant and it is requested that the Local Planning Authority approves this Application without delay in accordance with paragraph 14 of the NPPF.