

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Policy
------------------	---------------

Application No.	2023/91547
Proposed Development:	Erection of barn
Location:	Woodend Farm, Greenside Road, Thurstonland, Huddersfield, HD4 6XA
OS Map Reference	SE 417659.581 411802.4154
Applicant/Agent:	Wood Associates-Architecture+Interiors
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **11-Jul-2023**.

If you would like to contact the Case Officer: Nina Sayers for any reason then please do so on: Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91547>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **11-Jul-2023** then the application may be decided without the benefit of your views.

Dated: 20-Jun-2023

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Policy****2023/91547 Woodend Farm, Greenside Road, Thurstonland, Huddersfield, HD4 6XA****Erection of barn****Responding Officer: Jacob Parker-Henry**

This application is for the erection of a barn at Woodend Farm, Greenside Road, Thurstonland, Huddersfield, HD4 6XA. The site is located in the Green Belt as designated in the Kirklees Local Plan which was adopted on 27th February 2019. The policies in the Kirklees Local Plan and National Planning Policy Framework (NPPF) should be fully considered; however, the following response relates to specific Local Plan and NPPF policies which are of particular relevance to the proposal. Other policies that are not mentioned here may also apply.

The site of the application is a field to the south of Wood Lane and is 0.45ha in size. The field appears to be unused. The proposed barn is located to the south of the field, and the floorplans show space for an agricultural type vehicle, with a connected storage room. The floorplans state that the proposed barn would be used for sheep pens, as well as storing implements and machinery. However, there is no indication of how the space may be divided, nor of whether any sheep are kept. The plans also do not give information regarding access.

Being located in the Green Belt, the site is subject to Green Belt policies in the NPPF and the Kirklees Local Plan. Paragraph 149 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt except for a limited number of specified exceptions, including criteria a) buildings for agriculture and forestry.

Paragraph 149 criteria a) of the NPPF is supported by Local Plan policy LP54 which states that proposals for new buildings for agriculture will normally be acceptable provided that a series of criteria are met:

- a) the building is genuinely required for the purposes of agriculture or forestry;
- b) the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;
- c) there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
- d) the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

As criterion (a) states, LP54 requires that the proposed building is genuinely required for the purposes of agriculture and further guidance is set out in paragraph 19.10 of the Local Plan which states that the building should be genuinely required in connection with an agricultural enterprise and that the need for the building can be demonstrated. In the case of this development, the plans have stated what the barn would be used to store (mentioned above), however, the applicant has provided no evidence that agricultural activities take place on the land. Therefore, a genuine agricultural need for this building has not been demonstrated and the proposal does not therefore comply with NPPF paragraph 149 or Local Plan policy LP54.

Without a demonstrable agricultural justification, it is considered that this proposal is not a building for agriculture. Therefore, the proposal constitutes inappropriate development in the green belt. Inappropriate development is by definition harmful to the green belt and should not be approved except in very special circumstances. These 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.

In the absence of any very special circumstances that would outweigh the harm to the green belt caused by reason of inappropriateness, as well as the harm caused to openness by the presence of the building, this application cannot be supported.