

PLANNING SUPPORTING STATEMENT

location	Deershaw House, Deershaw Lane, Cumberworth, HD8 8YB.
application	Erection of Agricultural Building (Hay Store)
client/applicant	Mr R Dodson
job number	23/852
date	August 2023

Ltd
PAUL MATTHEWS ARCHITECTURAL

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ

Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This application is a full planning application for the erection of an agricultural building for the storage of hay and fertiliser.

The application follows on from a recent [withdrawn prior notification application](#) for the same building, same size and same location. This application was withdrawn as the planning authority advised permitted development rights, for a prior notification application, couldn't extend to sites that were of mixed use (equine and agricultural in this case).

The farm has a holding number 49/544/0001

The applicants advise that the existing farm has an overall holding of circa 50 acres/20.2 hectares and is a mixture of equine (stables, arenas etc) but also with agricultural grazing land. The split is circa 30 acres agricultural grazing land with the remaining 20 acres used for equine grazing. This is not split into separate parcels and fields are rotated for both equine and agricultural use. Please see Appendix

The applicant has rented out the agricultural grazing land on a long-term tenancy to a beef farmer, but some of this land is reverting back to the farm for their own use.

The farm intend to crop the land, making their own hay. Some will be sold on, directly from the field with circa 400 small bales (1.2 x 0.56 x 0.45m) and circa 140 large round bales (1.5 dia x 1.2 wide). Smaller bales are sought after by the number of smaller local farmers (particularly sheep farmers), the larger round bales more common with beef and dairy cattle herds.

This will provide winter feed for local livestock which can be sold on at a higher price in autumn and winter, naturally this makes good business sense for this rural farm business.

The works associated with the hay making, is entirely an agricultural operation/activity.

Fertiliser will also be stored within the proposed building.

This will ensure a good crop of hay to be produced each year.

It's important to note the farm business has seen fertiliser bills increase by circa 220% from £250/tonne to £800/tonne. Internal dry storage is a prerequisite to prevent wastage but buying in larger quantities enables a discounted price which is simply good business planning.

Other buildings exist on site but these other existing buildings are in full occupation with insufficient space to provide the required storage of hay and fertilizer. There is a mixture of equine and agricultural buildings on site. As suggested by the local planning authority, during the course of the previous prior notification application, these are indicated within Appendix B of this statement. Please note other buildings on the plans but not noted '*agricultural*' or '*equine*' are not within the ownership of the applicant, all as noted on the land registry plans within Appendix A.

SITE DESCRIPTION

Deershaw House is a working farm also with onsite livery and equine grazing. The holding extends to circa 50 acres, all of which is owned outright. The farmland is currently used to rear beef cattle. The beef cattle are being reduced with the applicant intending to crop the land (hay).

The site is located within the Green Belt and comprises of a number of existing agricultural and equine buildings. The application site is surrounded by open fields with some other residential properties to the West of the building within the Deershaw hamlet.

The site is not located within a Conservation Area and there are no Listed Buildings in close proximity.

Description of Proposal

This full planning application is for the erection of a new agricultural building for agricultural purposes.

The proposed building measures 13m x 19m with an eaves height of 4.9m and a ridge height of 6m.

The building is of a traditional modern agricultural design with a single span steel portal frame structure to create an uninterrupted open plan layout within to aid large agricultural vehicle maneuvers.

The building is required to assist the farm to be economically viable in replacing lost revenue and to principally provide dry and secure storage for the hay bales and fertiliser.

The building is proposed to be finished in blockwork to low level below the vertical cladding which is box profile steel sheeting in the Van Dyke brown (RAL 8014), replicating other buildings on the farm.

The roof will be covered with a natural grey colored fibre cement sheeting incorporating translucent rooflights, again replicating other buildings on the farm.

PLANNING POLICY/PROCEDURAL MATTERS

The development plan for the area is the Kirklees Local Plan (2019).

The site is within the Green Belt (see local plan screenshot overleaf)

The following planning policies are pertinent to consideration of the application;

Policy Local Plan Policy IP54 (Buildings for agriculture and forestry)

This local plan policy states;

“proposals for new buildings for agriculture and forestry will normally be acceptable, provided that; 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.“

Local plan extract



Also relevant planning policy is the advice in the NPPF (National Planning Policy Framework).

Paragraph 149 is relevant, part of which is quoted below;

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry;

Planning policy, both local and national, indicates that agricultural buildings are acceptable within greenbelt settings.

Further justification, is provided below, in relation to;

- **Genuine requirement (for the purposes of agriculture)**
- **Location (sited in close association with other existing agricultural buildings)**
- **Impact on amenity of nearby residents (no detriment to the amenity of nearby residents by reason of noise or odour or any other reason)**
- **Design and materials.**

Genuine Requirement

The proposed building results in a change in farming practice Deershaw House. The land, previously rented for grazing, is due to cease due to the other farmers reduction in livestock levels. The applicant has chosen to crop the land, spreading fertilizer to enhance the yield, and bringing an

alternative income into the farm business. In recent years hay has fluctuated in price based on availability which is predominantly dictated by weather.

The erection of the proposed building will enable fertilizer to be bought in bulk at a slightly reduced expense and to be stored away from the elements, to prevent unnecessary waste.

Whilst some hay will be sold directly from the land, the proposed building will also enable an appropriate level of cropped hay to be barn stored for resale in autumn and winter when grazing land does not provide the nutrients required by livestock. This provides an optimum return for the rural business and makes good business sense.

The unwrapped hay bales, both large and small need to be kept in a well ventilated dry place to provide spoiling/wastage. The gale breaker screen above the gated entrance, gap where the sheeting rails come down over the blockwork and high level ridge vent will provide a suitable level of ventilation yet keep the hay dry.

We contend the above reasons indicate the genuine justification and need for the proposed agricultural building.

Location

As the application plans indicate the proposed location of the building is adjacent to the cluster of other buildings both agricultural and equine both owned by the applicant and others.

The proposed building is sited in close association with other existing agricultural buildings both owned by the applicant and other local residents.

Impact on amenity of nearby residents

We contend given the existing established equine and agricultural operations that this modest proposal presents no potential issues to the other hamlet residents at Deershaw.

The proposed building is not a livestock building so we contend pollution and noise control issues are not generated. Noise from machinery (hay making) and delivery (fertilizer) will be seasonal and insignificant. We contend living in close proximity to working farms presents some degree of noise expectation. We do however consider the noise that will be generated will not be of an unacceptable level or one that could be deemed a statutory nuisance.

Design and materials

The design and proposed materials are in-keeping with that of modern agricultural buildings, many of which have been erected in and around the immediate locality.

The building layout and design is based upon its intended use.

CONCLUSION

Kirklees Local plan states “By far the biggest land use in the green belt is agriculture, and like any other business agricultural holdings will occasionally require new buildings. The construction of buildings for agriculture and forestry is not inappropriate in the green belt and new buildings to support such enterprises will be supported, provided that they are genuinely required in connection with an agricultural or forestry enterprise and that the need can be demonstrated. This will depend on the extent and type of the holding in question and will be unlikely to apply to hobby farms, usually defined as those where the enterprise is not the applicant’s main, principal or full time occupation or business. It is also unlikely to apply to a building solely for the purpose of providing security for agricultural implements. In order to minimise impact on the countryside, new agricultural buildings should be located within or close to an existing group of buildings, subject to a consideration of the proper functioning of the enterprise they are intended to serve. Development on isolated sites will only be acceptable if there are demonstrable operational reasons for the choice of location and there is no detrimental effect on the landscape.”

Considering the aspects raised in this statement we contend that the proposed agricultural building is appropriate development in the Green Belt in accordance with paragraph 149 of the National Planning Policy Framework and Policy LP54 of the Kirklees Local Plan.

We contend this supporting statement indicates compliance with the above paragraph/extract from the local plan providing clear clarification to enable this application to be supported.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural. We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

Documents Provided by Client Indicating Overall Land Holding at Deershaw





Land Registry UK

To: sharon mcnicholas >

Hi Sharon

Please see screenshot below, I believe this to be the extra land and the title you require.

Postcode Title number

or

Titles (1 of 1 loaded)

Title number	Estate information	Address
WYK177631	Freehold	LAND ON THE EAST SIDE OF DEERSHAW LANE, CUMBERWORTH, HUDDERSFIELD



Re: Re: Land Registry UK - Official Copies of Deeds - 102413 - Support Ticket ID: 6476

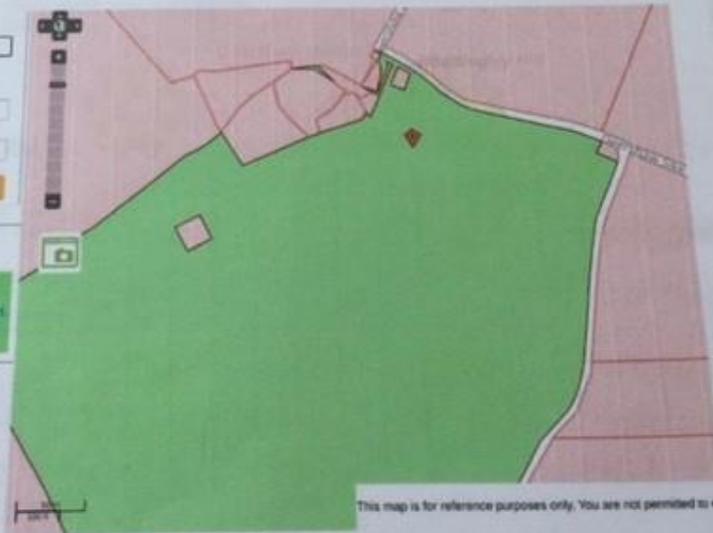
Hi Sharon,
I have looked into your order and can see we fulfill it with the Title Number you provided in the order information. I have searched the maps and have found the below registration and land listed as Deershaw Farm. Can you confirm if this is actually the documents you are requiring?

Postcode Title number

or

Titles (1 of 1 loaded)

Title number	Estate information	Address
WYK635339	Freehold	DEERSHAW FARM, CUMBERWORTH, HUDDERSFIELD, HD8 5JF



This map is for reference purposes only. You are not permitted to co

Thanks,

Land Registry UK
www.landregistry.gov.uk

Land Registry UK is neither owned or operated by the UK Government. The contents of this email may be confidential. If it was not meant for you please advise us and delete it. We cannot accept responsibility for damage arising from computer viruses; you must rely on your own anti-virus protection. Save trees. Only print this email if you really need to. Thank you.

APPENDIX B

Other Buildings & Use at Deershaw

