

Planning Statement to accompany application 2023/92960 Moor Ford Barn

A planning statement which addresses the green belt policies applicable within Chapter 13 of the NPPF and the Kirklees Local Plan and commentary provided in regard of the applicable policies.

Within the statement commentary to be provided in regard to policy LP13 given that within the proposed mixed usage part of them include town centre uses regarding the shop and dog grooming.

## The National Planning Policy Framework NPPF

Of relevance is **Section 13. Protecting Green Belt land**

Paragraphs 137 to 151 list the objectives of which paragraph 137 and 138 (c) and (e), 147, 148 and 148 are relevant to this retrospective application.

Paragraph 137 states that the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 138 states that the Green Belt serves 5 purposes of which the following;

(c) to assist in safeguarding the countryside from encroachment;

and

(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Proposals affecting the Green Belt, paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

‘Very special circumstances’ 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 this case an old barn previously used for livestock has been refurbished to serve a new purpose and retaining the appearance of the original.

Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions appropriate to this proposal are:

Section (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and which in this case apply.

Other sections (a) to (g) are not relevant.

The Kirklees Local Plan also refers to the Green Belt and includes;

Section 19 Green Belt and open space;

19.33 As the Green Belt is very extensive it inevitably includes sites that have a legacy of, or are currently occupied by an industrial use or are otherwise deemed to be previously developed. Where these sites are already covered by buildings it should be possible to add new buildings without impacting on openness provided that the gap they are to occupy is small and the development can be accommodated within the existing curtilage. Alternatively, the redevelopment of the site, either in the same use or for a new use, may be acceptable provided that the redevelopment is designed so as not to have any more impact on the openness of the Green Belt than the existing built form. The extent of the existing footprint should not normally be exceeded, although it may be possible to redistribute built form on the site provided that the resulting impact is no more than that of the existing development. Assessment of all proposals will also include an assessment of any intensification of use on local roads.

In this case the old barn was re-purposed.

19.1.9 The re-use and conversion of buildings

Policy LP60 The re-use and conversion of buildings.

Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where; a. the building to be re-used or converted is of a permanent and substantial construction; b. the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings; c. the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety

Policy justification 19.36 The conversion or re-use of existing buildings in the Green Belt in preference to the construction of new ones is one of the core principles underpinning planning as this encourages the recycling of existing resources. It follows that if a building is already there re-using it either for the same use or for a new use should not have a detrimental impact on the openness of the Green Belt. Proposals which intensify use or extend an existing footprint to the extent that openness is compromised will not normally be permitted.

## Conclusions

The old barn had previously been used for livestock and other storage and was in need of repair. It formed part of the arrangement of a number of buildings which included two farm cottages and large barns with this smaller barn set between the cottages and garage higher up the site.

It was served by a wide gated driveway from Red Lane and bounded by fields on three sides.

In Meltham there was nowhere to provide either specialist pet food or grooming services for dogs in the area and a need was established and the barn then refurbished as it is now.

The original barn entrance leads to a central hall and the accommodation comprises, to the left, a shop area selling the specialist pet food and also a range of pet accessories, to the right a series of internal 'kennels' and at the end the door grooming area with a shower and drying bed.

The barn was refurbished and the structure repaired and the building re-clad.

The barn has been preserved in traditional materials and given a new lease of life while a new viable business has been created to provide a much needed service to the area.

Specialist food and dog grooming was not considered a viable option in a town centre location mainly due to the high cost of rent and rates and a lack of convenient parking for owners and pets. Sizable suitable accommodation was very expensive and difficult to find and the opportunity in Meltham proved a more suitable and convenient option.

These type of facilities are generally found in rural locations for these reasons and the present facilities have convenient parking arrangements and offer a value for money service albeit licence fees have recently been increased by Kirklees.