

Enquiries to: Katie Chew

Kirklees Direct
Tel: 01484 414746
Email: Katie.chew@kirklees.gov.uk

RECORDED DELIVERY

Date: 14-Feb-2024
Our Ref: 2023/N /93717/W

R Airey
34, Bank End Lane
Almondbury
Huddersfield
HD5 8ES

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015
APPLICATION NO: 2023/N /93717/W
DEVELOPMENT: PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL
BUILDING
LAND ADJ, 56A, KAYE LANE, ALMONDBURY, HUDDERSFIELD, HD5 8XU**

I refer to your submission of details relating to the above development.
The proposal as submitted is not acceptable to the Council, and approval of details of the works is formally withheld.

The reason for this is ...

The proposal as submitted is not considered to be permitted development and a full and proper assessment as to whether the building is reasonably necessary for the purposes of agriculture within the unit is unable to be undertaken on the basis of the submitted information. It is also considered that insufficient evidence has been submitted to demonstrate that the agricultural unit is 5 hectares or more as required by Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). Prior approval is refused.

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location Plan	-	-	18 th December 2023
Site Layout Plan	-	-	16 th January 2024
Proposed Elevations	23-23590	-	16 th January 2024

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

If you are aggrieved by the decision of the Local Planning Authority to withhold approval of details for the proposed development, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>. Further information on the Planning Appeal process can be found online at the Planning Inspectorate's website <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development