



Planning Statement

16 High Street

Scapegoat Hill

Storage Building

Introduction

This statement has been prepared by AKPlanning in support of a planning application for the erection of a storage shed on land behind 16 High Street, Scapegoat Hill. It follows discussions with the planning officer and will concern itself with Greenbelt planning policy.

Site Location and Description

The aerial view below shows the site.



The site is currently occupied by two containers that are used for storage.

Site History

In 2006 a Certificate of Lawfulness was issued by the Local Planning Authority (LPA) for the following uses: -

CERTIFICATE OF LAWFULNESS FOR MIXED USE FOR THE STORAGE OF MANUFACTURED AND/OR REPAIRED TRAILERS; AND REPAIRED/REFURBISHED AGRICULTURAL EQUIPMENT; AND FOR AGRICULTURE

The application reference number is 2006/93800.

The Proposal

It is proposed to erect a single storage shed on the land that is currently occupied by the two containers that are shown in the aerial view on the previous page. These containers have been in place for some time as the aerial view below which dates from 2011 shows.



The proposed storage building is for agricultural machinery – tractor and modern and refurbished machinery for use of the applicant's agricultural business and to maintain the land.

It should be noted that the machinery that will be placed inside the storage building is already on site but outdoors, the purpose of the storage building is to allow the keeping of the expensive machinery indoors and thereby prolong its life.

Greenbelt Policy

The National Planning Policy Framework (NPPF) contains the following relevant policy: -

152. *Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

154. *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;

The Kirklees Local Plan contains the following policy: -

Policy LP54 *Buildings for agriculture and forestry* 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.*

The proposal is for a building to store tractors and other agricultural machinery that are used in connection with the applicant's farming business.

Paragraph 154 of the NPPF states that a new building for agricultural purposes can be considered as appropriate development.

With regard to policy LP 54 of the local plan we would state the following: -

- a. The machinery that is to be stored within the building is already on site and used for agricultural purposes, this application merely provides indoor storage for existing machinery.
- b. The new building has been sited adjacent to the existing business and replaces containers that have been on site for 15 years, it is not isolated.

- c. We have provided a detailed response to the objections of nearby residents. In summary the building is a reasonable distance from any property (and the cited in accordance with policy b.) and is for storage only. There will be no noise or older or any other nuisance from the use. In terms of visual amenity it will allow removal of two containers and the tidying up of the site.
- d. The design of the building is simple and agricultural in appearance and appropriate for its location.

Conclusion

The use of the building is for the storage of agricultural machinery that is used in connection with the applicant's business. This is appropriate development within the Greenbelt and complies with both national and local planning policy on the green belt, therefore planning permission can be granted.

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