

Planning Appeal

Statement of Case

**Land adjacent to Crosspipes House, Penistone Rd, Birdsedge,
Huddersfield, HD8 8XW**

Appellant: Paul Haigh

November 2024

Kirklees Council Planning Reference: 2024/62/91330/E



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Statement of Case for Planning Appeal: Proposed Bungalow Development Adjacent to Crosspipes House, Penistone Road, Birdsedge, Huddersfield, HD8 8XW (Application No. 2024/62/91330/E)

1. Introduction

1.1 The appeal is submitted against the decision of Kirklees Council at land adjacent to Crosspipes House Penistone Rd, Birdsedge, HD8 8XW.

1.2 This statement presents the grounds for appeal against Kirklees Council's decision to refuse planning permission.

1.3 The appeal challenges the Council's assessment, providing evidence that the proposal satisfies relevant planning policies, aligns with the principles of sustainable development, and appropriately addresses local housing needs.

1.4 The proposed bungalow is intended as a retirement home for the appellant, designed to blend harmoniously with its surroundings while meeting the specific housing requirements of the applicant.

2. Site and Surroundings

2.1 The appeal site is a parcel of land to the south of the existing Crosspipes House and forms part of the historic curtilage and has been within the same ownership for over 25 years.

2.2 Historically, the land has been used for storage associated with the appellant's haulage business for more than 35 years

2.3 Figure 1 (below) identifies the location and layout of the site.

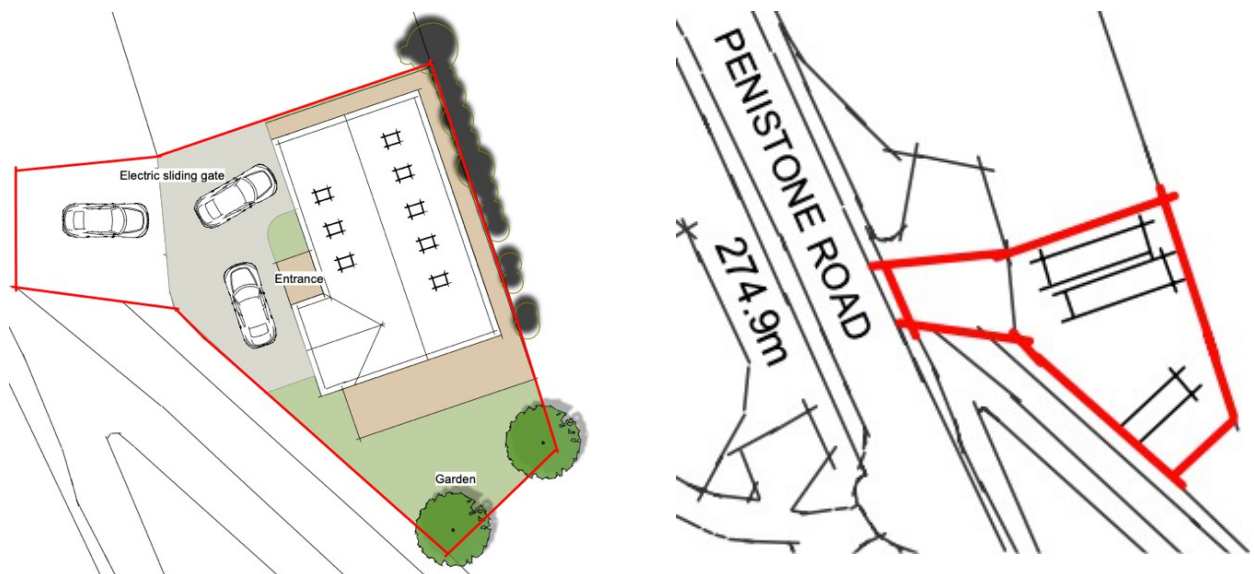


Figure 1

3. Appeal Proposal

- 3.1 The appeal relates to a proposal for a single detached bungalow with associated garden space.
- 3.2 The proposed dwelling would be 1.5 storeys in height with a total area of 149 m².
- 3.3 This bespoke dwelling addresses the applicant's changing circumstances, providing a self-build opportunity for a home suited to their health and retirement needs.

4. Grounds for Refusal and Rebuttals

The Council's refusal cites two primary grounds:

- 1. **Green Belt Policy Non-compliance:** The Council asserts that the proposal constitutes inappropriate development within the Green Belt, causing harm to its openness and failing to meet any exceptions outlined in the National Planning Policy Framework (NPPF).
- 2. **Cramped Development Impact on Character:** The proposal is deemed to create a cramped form of development that would adversely affect the visual character and openness of the surrounding Green Belt, thereby conflicting with KP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

Each ground of refusal is addressed in turn.

5. Response to Ground 1: Green Belt Policy and Openness

5.1 Consideration of Green Belt Exceptions (NPPF, Paragraph 154):

- **Infill Development within Villages:** The NPPF allows for limited infill within villages under specific criteria. Birdsedge is recognised by both the Council¹ and a recent Planning Inspectorate decision² as a village in Green Belt terms. The appeal proposal constitutes infill development within the village boundary, providing efficient use of land without encroaching on open countryside.
- **Previously Developed Land:** The site qualifies as previously developed land due to its long-standing use as part of a commercial haulage yard.

¹ The Council refers to a previous planning permission granted in Birdsedge to support this position: Ref 2010/92840

² Appeal Ref: APP/Z4718/W/18/3207394

This is substantiated by 18 years of business rate payments from the appellant to Kirklees Council (Appendix 1), confirming its brownfield status.

- **Sustainable Development:** The bungalow meets local housing needs for aging residents, aligning with NPPF objectives to support sustainable development and enhance rural living.

5.2 Impact on Green Belt Purposes

- **Supporting Sustainable Development:** The NPPF emphasises sustainability. The proposed retirement bungalow provides a practical and sustainable housing solution in an area with limited retirement housing options, aligning with the local need for adaptable and accessible homes for aging residents.
- **Preservation of Openness:** The proposed bungalow respects the surrounding topography and natural landscape, with natural stone and slate materials designed to blend into the rural setting, preserving the visual integrity and openness of the Green Belt.
- **Limited Impact:** The proposed bungalow would have minimal impact on the openness of the Green Belt due to its 1.5 storey design, careful placement, and low roof height of 6.7m. Its compact footprint minimises landscape disturbance.

6. Response to Ground 2: Character and Visual Impact

6.1 Compliance with KP24 Chapter 12 of the NPPF

- **Design and Scale:** The bungalow's design incorporates locally appropriate materials, including natural stone and slate, harmonising with the architectural character of the area.
- **Site Layout:** The site is comparable in scale and plot size to nearby properties. Contrary to the Council's assessment, the plot is not "cramped" but consistent with surrounding development patterns, such as those on Springfield Avenue and Highfield Avenue, located less than 0.5m from the site.
- **Visual Harmony:** The proposal retains greenery and landscaping, maintaining the rural aesthetic while avoiding any overdevelopment.

6.2 Precedent of Similar Developments

- Several nearby properties within a 0.5m radius, have been granted permission³ on a like for like planning basis, with similar or larger footprints. The proposed layout and density are consistent with these precedents, confirming its compatibility with the character of the area.

7. Additional Supporting Considerations

7.1 Housing Supply and Local Needs

- Kirklees Council's acknowledged housing land supply deficit (3.9 years) supports the need for additional housing. The bungalow contributes to local supply targets, delivering an accessible, retirement home.
- The Council's inability to demonstrate a five-year supply of housing land should weigh in favour of sustainable housing development in a balanced judgement.

7.2 Access and Highways

- The existing access from Penistone Road meets safety standards, with the delegated report confirming sufficient parking and turning space within the site. As the site has been used as a haulage yard for many years it is clear there are no highway access or safety issues.

7.3 Environmental Considerations

- An initial biodiversity assessment suggested no adverse impact on local ecology, and the proposed landscaping will enhance the site's biodiversity while preserving rural aesthetics.
- Additionally, a Phase I land contamination assessment will address potential risks from historic quarry use.

³ Application ref: 2011/62/90936/E2 – Erection of one dwelling within existing garden 38 Highsfield Avenue Birdsedge Huddersfield HD8 8XT

Application ref: 2021/62/90688/E - Land adj. Plough Barn, Birds Edge Lane, Birdsedge, Huddersfield, HD8 8XR

Application ref: 2017/62/90750/E - Land Adjacent, 99, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8XN

7.4 Land Allocation

- The site has been a hard standing area for over 25 years, used as a haulage yard and paying business rates since 2006, confirming its established commercial use. This long-standing status underscores its classification as brownfield land, making it suitable for redevelopment and consistent with local and national policy objectives.

7.5 Policy LP59 Compliance

- **Infilling:** The proposal meets the definition of limited infill development, confined to a gap between existing structures on previously developed land. The site's compact layout preserves its integrity without encroaching on undeveloped Green Belt land.

8. Conclusion

The proposed bungalow represents an appropriate, sustainable, and low-impact development that complies with national and local planning policies. Key points in support of the appeal include:

1. **Green Belt Policy Compliance:** The site qualifies as previously developed land and constitutes limited infill within the established village boundary of Birdsedge. The design respects the openness and character of the Green Belt.
2. **Sustainable Development:** The bungalow meets the housing needs of the applicant while contributing to the local housing supply in an area with an acknowledged shortfall.
3. **Design and Visual Harmony:** The scale, layout, and materials are in keeping with the surrounding area, ensuring no adverse visual impact or cramped development.
4. **Policy and Precedent Alignment:** The proposal aligns with NPPF guidance, Kirklees Local Plan policies, and precedents of similar approved developments in the vicinity.

For these reasons, we respectfully request that the appeal be upheld, and planning permission granted for the proposed bungalow.

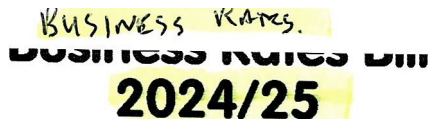
Gareth Lloyd

November 2024

Email: garethlloyd@highstonegroup.co.uk

Tel: 01484 504222

Appendix 1 - Business Rate Bills



PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

9826921496399234405

CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD88XP

Rateable Value : **£3300**

Total £1325.59

Charge Detail	Period From	Period To	Amount
Charge For Period	01-APR-2024	31-MAR-2025	1646.70
Transitional Relief	01-APR-2024	31-MAR-2025	-321.11
Small Business Relief	01-APR-2024	31-MAR-2025	-1325.59

For information only. No payment is required in respect of the current year

2023/24

Date Issued
27-FEB-2023

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

Account number: **963992344**
You will need this when making a
payment or enquiring about your bill

Address of property for this bill (if different)

CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Property Description : VEHICLE REPAIR
WORKSHOP & PRMS

Rateable Value : **£3300**

9826921496399234405

Annual Charge Calculation

Base Liability	£1147.70
Transitional Adjustment	£57.39
Total	£1205.09

Charge Detail			Period From	Period To	Amount
Charge For Period	Rv	3300	01-APR-2023	31-MAR-2024	1646.70
Transitional Relief			01-APR-2023	31-MAR-2024	-441.61
Small Business Relief			01-APR-2023	31-MAR-2024	-1205.09

AMOUNT PAYABLE BY YOU £0.00

Payment Instructions

For information only. No payment is required in respect of the current year

Register for paperless billing
Tell us you've moved
See information about reliefs such as retail and small business reliefs
View the 2023-24 Business Rates booklet

How to pay:

- By direct debit
- Online at www.kirklees.gov.uk/payments
- By phone on 01484 414818- have your bank details and account number ready as this is an automated phone line
- Bank transfer - include your account number 963992344 to make sure the payment is allocated correctly to your account

Our bank details

Barclays Bank
17 Market Place
Huddersfield
HD1 2AA

Sort code: 20-43-12
Bank Account Number: 23574768
IBAN number: GB71 BARC20431223574768
Swiftcode: BARCGB22

If you are making multiple payments by bank transfer, please send your remittance advice by email to: remittances@kirklees.gov.uk
In the email subject, please type your customer or business name (as it appears on the front of this bill)

If you have difficulty making payments, please email business.rates@kirklees.gov.uk or call us on 01484 414941. Missed or late payments may lead to costs being added to your bill.

Revaluation

All non-domestic property rateable values are reassessed at revaluations. The most recent revaluation took effect from 1st April 2023. Revaluations ensure that business rates bills are up to date, and more accurately reflect current rental values and relative changes in rents. Frequent revaluations ensure the system continues to be responsive to changing economic conditions. You can find out more at www.gov.uk/introduction-to-business-rates

Rateable Value

To query your Rateable Value, contact the Valuation Office directly at www.gov.uk/contact-voa
You must still make your payments even if you are disputing your Rateable Value.

Changes in circumstances

We could prosecute if you give incorrect information, or don't tell us if your circumstances have changed, and you continue to receive a relief you are not entitled to. You must tell us of any changes to your business and report errors in your rates bill immediately.

Business rates fraud is committed when someone deliberately gives false or misleading information so that they can pay lower or no business rates. Where we have enough evidence and it's in the public interest, we will look to prosecute those found to have committed fraud against the Council.

Your property reference is: 44450000811. You may need this when contacting us. Do not use this number when making any payment.

Date Issued

28-FEB-2022

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

Account number: **963992344**

You will need this when making a
payment or enquiring about your bill

Address of property for this bill (if different)

rRnc.c. PIPI=C.
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
1-InR RXP

Property Description: VEHICLE REPAIR
WORKSHOP & PRMS



70L07L1470 77L 44U

Rateable Value: **£2300**

Annual Charge Calculation

If your bill is calculated using the smaller multiplier the Annual Charge is £2300 (rateable value) multiplied by 0.499 = £1147.70.

Otherwise the Annual Charge is multiplied by the standard multiplier £2300 multiplied by 0.512 = £1177.60

Charge	Rateable Value	Period	Amount
Charge For Period	Rv 2300	01-APR-2022 31-MAR-2023	1147.70
Small Business Relief		01-APR-2022 31-MAR-2023	-1147.70

AMOUNT PAYABLE BY YOU £0.00

Payment Instructions

For information only. No payment is required in respect of the current year

Make a payment

Register for paperless billing

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See information about reliefs

View the 2022-23 Business Rates booklet

How to pay:

- By direct debit
- Online at www.kirklees.gov.uk/payments
- i::3y phone on 01484 414818 - have your bank details and account number ready as this is an automated ohone line
- Bank transfer with your bank - include your account number 963992344 to make sure the payment is aHocated correctly to your account)

Our bank details

tsarcrays tsank
17 Market Place
Huddersfield
HD12AA

Sort code: 20-43-12

Bank Account Number: 23574768

IBAN number: GB71 BARC20431223574768

Swiftcode: BARCGB22

If you are making multiple payments by bank transfer, please send your remittance advice by email to: remittances@kirklees.gov.uk

In the email subject, please type your customer or business name (as it appears on the front of this bill)

If you have a balance for 2021/22 showing on the front of this bill in the payment instructions box you still need to make this payment as well as your 2022/23 payment.

Retail Discount

The 2022/23 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality, and leisure properties with a 50% relief, up to a cash cap limit of £110,000 per business.

Cash cap

The cash cap limit relates to the maximum retail discount a business is entitled to for all its occupied properties in any of the 314 councils across England. It is the responsibility of the business to only accept the relief up to the permitted caps. Please check your bill carefully, if any relief or discount needs to be cancelled, email business.rates@kirklees.gov.uk

Rateable Value

To query your Rateable Value, contact the Valuation Office directly at www.gov.uk/contact-voa or telephone 03000 501 501. You must still make your payments even if you are disputing your Rateable Value

If you have difficulty making payments, please email business.rates@kirklees.gov.uk or call us on 01484 414941. Missed or late payments may lead to costs being added to your bill.

:: r oroov reference is: 44450000811. You may need this when contacting us. Do not use this number when making any payment.

2021|22

Date Issued
27-FEB-2021

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

Account number: **963992344**
You will need this when making a
payment or enquiring about your bill

Address of property for this bill (if different)

CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Property Description : VEHICLE REPAIR
WORKSHOP & PRMS

Rateable Value : £2300

9826921496399234405

Annual Charge Calculation

If your bill is calculated using the smaller multiplier the Annual Charge is £2300 (rateable value) multiplied by 0.499 = £1147.70.

Otherwise the Annual Charge is multiplied by the standard multiplier £2300 multiplied by 0.512 = £1177.60

Charge Detail			Period From	Period To	Amount
Charge For Period	Rv	2300	01-APR-2021	31-MAR-2022	1147.70
Small Business Relief			01-APR-2021	31-MAR-2022	-1147.70

AMOUNT PAYABLE BY YOU £0.00

Payment Instructions

For information only. No payment is required in respect of the current year

Please note if you have a balance for 2020/21 showing on the front of this bill in the payment instructions box you are still required to make this payment as well as your 2021/22 payment

Our preferred options for customers to pay

- Debit card - make an online payment at www.kirklees.gov.uk/payments
- Over the phone - call 01484 414818 (please make sure you have your bank details and account number ready as this is an automated phone line)

Or

- Bank transfer with your bank - (please remember to include your account number 9663992344 to ensure the payment is allocated correctly to your account)
 - o Via your online banking account - *if* you have this facility
 - o Or contact your bank to make the payment transfer

Kirklees Council bank details

Barclays Bank
17 Market Place
Huddersfield
HD12AA

Sort code: 20-43-12
Bank Account Number: 23574768
IBAN number: GB71 BARC20431223574768
Swiftcode:BARCGB22

If you are making multiple payments by BACS please send your remittance advice to
strategic.income@kirklees.gov.uk

In the email subject, please type your customer or business name (as it appears on the front of this bill)

If you have difficulty making payments, please email business.rates@kirklees.gov.uk
Missed or late payments may lead to costs being added to your bill

If **you are no longer liable** for business rates or the BID and have already notified the council, your business rates account and BID account will be amended in due course. Please note due to processing the business grants we are not up to date with these. If you have not notified the council, please go to www.kirklees.gov.uk/businessrates and complete the online change of address form

Budget 3 March 2021

The Government confirmed it would provide additional business rates support for eligible retail, hospitality, leisure, or nursery businesses in England occupying a qualifying property. Due to the late announcement, there has been a delay *in* receiving the updates from our software provider. Bills issued incorrectly due to the announcement will be corrected shortly and a revised bill issued

State aid

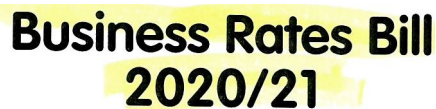
Ratepayers who are in receipt of any reliefs or discounts where state aid rules apply are responsible for checking whether the award breaches state aid limits. Please check your bill carefully and email business.rates@kirklees.gov.uk if any relief or discount needs to be cancelled

Rateable Value

To query your Rateable Value, contact the Valuation Office directly at **www.voa.gov.uk** or telephone 03000 501501. You must still make your payments even *if* you are disputing your Rateable Value

For all other business rates queries please check online first at www.kirklees.gov.uk/businessrates
Or email business.rates@kirklees.gov.uk

Your property reference is: 44450000811. You may need this when contacting us. Do not use this number when making any payment.



PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

Rateable Value : **£2300**

For information only. No payment is required in respect of the current year



Date Issued
25-FEB-2019

Account number: **963992344**
You will need this when making a
payment or enquiring about your bill

CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Rateable Value : £2300

9826921496399234405

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.491 = £1129.30. Otherwise the Annual Charge is £2300 multiplied by 0.504 = £1159.20

Charge Detail		Period From	Period To	Amount
Charge For Period	Rv 2300	01-APR-2019	31-MAR-2020	1129.30
Small Business Relief		01-APR-2019	31-MAR-2020	-1129.30

Payment Instructions

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PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

Rateable Value : £2300

9826921496399234405

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.480 = £1104.00.
Otherwise the Annual Charge is £2300 multiplied by 0.493 = £1133.90

		Period From	Period To	Amount
Charge For Period	PV 2300	01-APR-2018	31-MAR-2019	1104.00
Charge For Period	RV 2300	01-APR-2018	31-MAR-2019	-1104.00
Small Business Relief		01-APR-2018	31-MAR-2019	-1104.00

AMOUNT PAYABLE BY YOU £0.00

For information only. No payment is required in respect of the current year

Payment Instructions

For information only. No payment is required in respect of the current year



Date Issued
27-FEB-2017

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

Account number: **963992344**
You will need this when making a
payment or enquiring about your bill

Address of property for this bill (if different)

CROSS PIPES
PENISTONE ROAD
BIRDS EDGE
HUDDERSFIELD
HD8 8XP

Property Description : VEHICLE REPAIR
WORKSHOP & PRMS

Rateable Value : **£2300**

Annual Charge Calculation

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.466 = £1071.80.
Otherwise the Annual Charge is £2300 multiplied by 0.479 = £1101.70

Charge Detail		Period From	Period To	Amount
Charge For Period	RV 2300	01-APR-2017	31-MAR-2018	1071.80
Small Business Relief		01-APR-2017	31-MAR-2018	-1071.80

AMOUNT PAYABLE BY YOU £0.00

For information only. No payment is required in respect of the current year

Payment Instructions

For information only. No payment is required in respect of the current year

Date Issued
22-FEB-2016

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD8 8XW


9826921496399234405

Please quote 963992344 when making
payment or enquiring about your bill

Address of property for this bill (if different)
CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Property Reference : **44450000811N**

Property Description: **VEHICLE REPAIR
WORKSHOP & PRMS**

Rateable Value : **£2300**

Account number: **963992344**
Annual Charge Calculation

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.484 = £1113.20.
Otherwise the Annual Charge is £2300 multiplied by 0.497 = £1143.10

Charge Detail

		Period From	Period To	Amount
Charge For Period	RV 2300	01-APR-2016	31-MAR-2017	1113.20
Small Business Relief		01-APR-2016	31-MAR-2017	-1113.20

AMOUNT PAYABLE BY YOU £0.00

For information only. No payment is required in respect of the current year

Payment Instructions

For information only. No payment is required in respect of the current year

Date Issued
23-FEB-2015

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HOS SXW


9826921496399234405

Please quote 963992344 when making
payment or enquiring about your bill

Address of property for this bill (if different)
CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HOS SXP

Property Reference : **44450000811N**

Property Description : **VEHICLE REPAIR
WORKSHOP & PRMS**

Rateable Value : **£2300**

Account number : **963992344**
Annual Charge Calculation

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.480 = £1104.00.
Otherwise the Annual Charge is £2300 multiplied by 0.493 = £1133.90

Charge Detail		Period From	Period To	Amount
Charge For Period	RV 2300	01-APR-2015	31-MAR-2016	1104.00
Small Business Relief		01-APR-2015	31-MAR-2016	-1104.00

AMOUNT PAYABLE BY YOU £0.00

Payment Instructions

For information only. No payment is required in respect of the current year



Date Issued
23-FEB-2014

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD8 8XW

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9826921496399234405

Please quote 963992344 when making
payment or enquiring about your bill

Address of property for this bill (if different)
CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Property Reference : **44450000811N**

Property Description : **VEHICLE REPAIR
WORKSHOP & PRMS**

Rateable Value : **£2300**

Account number : **963992344**

Annual Charge Calculation relief the Annual Charge is £2300 (rateable value) multiplied by 0.471 = £1083.30.
Otherwise the Annual Charge is £2300 multiplied by 0.482 = £1108.60

Charge Detail

		Period From	Period To	Amount
Charge For Period	RV 2300	01-APR-2014	31-MAR-2015	1083.30
Small Business Relief		01-APR-2014	31-MAR-2015	-1083.30

AMOUNT PAYABLE BY YOU £0.00

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR

Payment Instructions

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR



Kirklees Council
Business Rates Section
Civic Centre I
Huddersfield
HD12NF

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD8 8XW

9826921496399234405

Address of property for this bill (if different)
CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Property Description : **VEHICLE REPAIR
WORKSHOP & PRMS**

Account number : **963992344**

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.462 = £1062.60. Otherwise the Annual Charge is £2300 multiplied by 0.471 = £1083.30

Charge Detail		Period From	Period To	Amount
Charge For Period	RV 2300	01-APR-2013	31-MAR-2014	1062.60
Small Business Relief		01-APR-2013	31-MAR-2014	-1062.60

AMOUNT PAYABLE BY YOU £0.00

Payment Instructions

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR

Busin ic:s Bill

Kirklees Council
Business Rates Section
Civic Centre I
Huddersfield
HD12NF

Date Issued
12-MAR-2012

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HD88XW

9826921496399234405

Please quote 963992344 when making payment or enquiring about your bill

Address of property for this bill (if different)
CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Property Reference : **44450000811N**

Property Description : **VEHICLE REPAIR WORKSHOP & PRMS**

Rateable Value: **£2300**

Account number : **963992344**

Annual Charge Calculation

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.450 = £1035.00. Otherwise the Annual Charge is £2300 multiplied by 0.458 = £1053.40

Charge Detail		Period From	Period To	Amount
Charge For Period	RV 2300	01-APR-2012	31-MAR-2013	1035.00
Small Business Relief		01-APR-2012	31-MAR-2013	-1035.00

AMOUNT PAYABLE BY YOU £0.00

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR

Payment Instructions

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR



Kirklees Council
Business Rates Section
Civic Centre I
Huddersfield
HD12NF

Please quote 963992344 when making payment or enquiring about your bill

Address of property for this bill (if different)

Property Reference : **44450000811N**

Rateable Value : **£2300**

Account number : **963992344**

9826921496399234405

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.426 = £979.80. Otherwise the Annual Charge is £2300 multiplied by 0.433 = £995.90

Charge Detail			Period From	Period To	Amount
Sbr Liability Change	RV	2300	01-APR-2011	31-MAR-2012	979.80
Small Business Relief			01-APR-2011	31-MAR-2012	-979.80
Payments Received As At	Date Of Issue				-244.95

AMOUNT PAYABLE BY YOU £-244.95

THIS NOTICE IS FOR YOUR INFORMATION. NO PAYMENT IS NECESSARY

Payment Instructions

THIS NOTICE IS FOR YOUR INFORMATION. NO PAYMENT IS NECESSARY



Date Issued
07-MAR-2011

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HOB 8XW

6685



9826921496399234405

Please quote 963992344 when making
payment or enquiring about your bill

Address of property for this bill (if different)
CROSS PIPES
PENISTONE ROAD
BIRDSEDGE
HUDDERSFIELD
HD8 8XP

Property Reference : **44450000811N**

Property Description : **VEHICLE REPAIR
WORKSHOP & PRMS**

Rateable Value : **£2300**

Account number: **963992344**

Annual Charge Calculation

If you receive Small Business Relief the Annual Charge is £2300 (rateable value) multiplied by 0.426 = £979.80.
Otherwise the Annual Charge is £2300 multiplied by 0.433 = £995.90

Charge Detail

		Period From	Period To	Amount
Charge For Period	RV 2300	01-APR-2011	31-MAR-2012	979.80
Small Business Relief		01-APR-2011	30-SEP-2011	-489.90
Small Business Relief		01-OCT-2011	31-MAR-2012	-244.95

AMOUNT PAYABLE BY YOU £244.95

Payment Instructions

INSTALMENTS TO BE PAID BY: CASH ON OR BEFORE THE 5TH OF EACH MONTH

1 X 61.95 FIRST INSTALMENT DUE ON 05/10/2011

3 X 61.00 OTHER INSTALMENTS DUE FROM 05/11/2011 TO 05/01/2012

£244.95 PAID
BY BUSINESS CARD
12-5-11.

Business Rates Bill 2010/11



Business Rates Bill 2006/07

Revenues & Benefits Service
Business Rates
Selectapost 4
Civic Centre 1

1

Date Sent

02-Mar-2006

PAUL HAIGH
CROSSPIPES HOUSE
BIRDS EDGE
HUDDERSFIELD
HOS SXW

17632514

Huddersfield HD12XD
Bill enquiries (01484) 414941

Lines open 8am to 8pm - Mon to Fri, 8am to 12 noon - Sat

Email: business.rates@kirklees.gov.uk

Account number 963992344

Please quote this number when making
a mention in writing about your bill

Rateable Value x Multiplier = Notional Charge:

£ 2.025 x 0.433 = £876.83

Property Description: VEHICLE REPAIR
WORKSHOP & P

Address of property for this bill (if different)

CROSS PIPES
PENISTONE ROAD
BIRDSEDGE

Property Reference 44450000811N

Annual Charge Calculation

Rateable Value
Multiplier

2,025.00
x 0.433

Annual Charge

• £876.83

Charge For Period

01-APR-2006 to 31-MAR-2007

876.83

Amount payable by you

£876.83

1-iiHI, MliiiMMIMI --li-----

INsTALMENTs TO BE PAID BY: DIRECT DEBIT 5TH PAYMENT DATE

1 X 84.83

FIRST INSTALMENT DUE ON 05/04/2006

9 X 88.00

OTHER INSTALMENTS DUE FROM 05/05/2006 TO 05/01/2007



Resolve it quickly and easily
at www.voa.gov.uk/2010

PLEASE READ

IMPORTANT INFORMATION ABOUT YOUR VALUATION

1. Why have I received this?

The Valuation Office Agency (VOA) carries out a revaluation of all business and non-domestic property in England and Wales every five years. The VOA has sent you the new valuation for your property, which will come into effect on 1 April 2010, so you can check it in advance of it being used to calculate your business rates bill for 2010/2011.

Revaluation does not raise extra revenue. The purpose is to maintain fairness in the business rates system by redistributing the amounts paid, in line with relative changes in property values over time.

2. What do I do with it?

If you think the details are correct, you need do nothing. Just keep the valuation for reference.

If any of the details are wrong, you should contact the VOA, using the details at the top of the valuation. If any changes are required, the VOA will make the necessary amends and issue a new valuation.

3. How much will I pay in business rates?

Your new rates bill will be calculated by your local council, but you can get an indication of what you will pay by going to www.businesslink.gov.uk/estimatemyrates

Dependent on the level of your rateable value, you may be eligible for small business rate relief, which can reduce your rates bill. Information on this, and other forms of relief, is available at www.businesslink.gov.uk. Rate relief is applied by your local council, which you should speak to for more details. You may have to register with your council before you can receive small business rate relief - it may not be automatic.

4. When will I get my bill?

Your local council will send your business rates bill in early 2010, probably February or March.

5. Can I deal with this when my bill arrives?

It's important to let us know of any errors as soon as possible to ensure your rates bill is correct - once your bill is issued you will be obliged to pay it until your valuation is amended and your liability is re-calculated by your local council.

6. What happens next?

The VOA provides the rateable values to local councils, who will use them to calculate business rate bills for 2010/2011.

7. Where can I get further information?

You can compare your valuation to that of other properties in your area, or properties of a similar type, at www.voa.gov.uk/2010. More details about the revaluation and the way we value property are also available.

8. What is 'rateable value'?

Broadly speaking, rateable value is the VOA's assessment of the annual rent a particular property could be let for, if it were available to rent on a set valuation date - 1 April 2008.

9. How do you know the size and characteristics of my property?

The VOA has a legal duty to maintain accurate rateable values for all business and non-domestic property in England and Wales. To support this, we have property records, which we keep updated by information from occupiers and from other sources, such as local councils.

10. How is my rateable value calculated?

The VOA gathers evidence of actual market rents from around the valuation date and carries out an analysis to form a picture of the level of rents being paid in an area for different types of property. The results of this analysis are used to calculate rateable values taking into account factors such as size, location, use and any special features of the premises.

The valuations become effective on 1 April 2010 and the valuation date is fixed two years before that date - 1 April 2008. This enables the VOA to collect information to support the valuation process, whilst ensuring that all properties are valued at the same point in time. This helps to ensure fairness for all ratepayers.

Assuming that there have been no significant changes to your property or its locality, a change in rental value since the valuation date will not be reflected in the rateable value. The revaluation for all categories of property must be based, by law, on rental values at 1 April 2008.

Your new rates bill will depend on how your rateable value has changed relative to all other rateable values since 2005, not on any changes in the rental market between 2008 and 2010. The Government does not collect extra revenue following a revaluation as the total national rates bill changes only in line with inflation.

This is the way that the VOA describes different property for valuation purposes, which may be slightly different to the way you describe it. For instance, you may describe your property as a shop, whereas the VOA would recognise that the shop is made up of different elements, such as sales area and store rooms, and so describes it as a shop and premises.

This is simply how the VOA categorises different types of property - each category has a matching code.

In most cases, this will be one of two methods - net internal area and gross internal area. These methods, and our usage of them, fully comply with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice. A video explaining how we measure is available at www.voa.gov.uk/2010.

Net internal area is generally used for shops and offices, and measures the usable enclosed area within the structural walls. It excludes elements such as toilets, stairwells or columns.

Gross internal area is generally used for industrial properties and measures the whole enclosed area of the building.

For consistency, it is important that the same method of measurement is applied to similar properties, but the particular method used will not make the rateable value any higher or lower as the same method is applied in both the analysis of rents and valuation.

Other types of property are measured in different ways and more information can be found at www.voa.gov.uk/2010.

If the property being valued is a shop, your valuation will probably detail values for zone A, zone Band so on.

Zoning helps us to work out the value of your retail premises. It assumes that the most valuable area of a shop is the sales area at the front, nearest the main customer entrance and including any display. The value then progressively reduces the further you move back from the shop's frontage. The standard depth of a zone is 6.10 metres.

A video on zoning is available at www.voa.gov.uk/2010.

ABOUT THE VALUATION OFFICE AGENCY

The Valuation Office Agency is an Executive Agency of HM Revenue & Customs. We are responsible for assessing the rateable value of all non-domestic and business property in England and Wales.

Every five years, we have a statutory duty to carry out a revaluation of all rateable values. The next revaluation comes into effect on 1 April 2010. More information is available at www.voa.gov.uk/2010.

Paul Haigh
Crosspipes House
Birds Edge
Huddersfield
HOS 8XWTel: 01484 414941
Fax: 01484 221123
Minicam: 01484 414858business.rates@kirklees.gov.uk
www.kirklees.gov.uk

Account number : 6399234

06 May 2011

BUDGET-ANNOUNCEMENT

FURTHER ONE-YEAR INCREASE IN SMALL BUSINESS RATE RELIEF

This is important news for your business. The Chancellor of the Exchequer announced at the Budget extra help for small businesses.

The current temporary increase in Small Business Rate Relief, which started on 1 October 2010 and was due to end on 30 September 2011, will now continue for a further year (1 October 2011 to 30 September 2012).

The measure doubles the usual rate of relief so that ratepayers with rateable values below £6,000 pay no rates at all for the period, while ratepayers with rateable values between £6,000 and not more than £12,000 receive tapered relief from 100% - 0%.

There are no other changes to the scheme and the Government has confirmed that it will meet the costs of the increased levels of relief.

You need take no action. Once the legislation is in place, you will be sent a revised bill. In the meantime, you must continue to pay your current instalments, if you have any. Current collection and enforcement procedures will continue to apply to ratepayers who miss scheduled instalments.

Yours sincerely

Jacqui Wilson
Senior Manager - Customer & Exchequer

Appendix 2 – Site Photographs







A grey truck with a yellow and black logo that reads "DAYTONA" in large, bold letters, with "STAGE HIRE" in smaller letters below it. The truck is parked on a paved surface next to a wooden fence. In the background, there are green trees and a stone house with a chimney. The truck has a black wheel with yellow hubcaps.

DAYTONA
STAGE HIRE

Tel: 01484 605555
DaytonaStageHire.com