



My objections to this planning application focus mainly but not entirely on its failure to comply with the Kirklees Local Plan (KLP).

Section 19 (S19) of the KLP deals with Green Belt and open spaces and specifically the construction of new agricultural buildings in the green belt. It should be noted that much of Bolster Moor is designated as Green Belt including the location of this proposed poultry house.

The KLP states (para 19.10) "The construction of buildings for agriculture and forestry is not inappropriate in the Green Belt", it goes on to say "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." I would argue that there is no genuine requirement for this building and that this application has not even attempted to demonstrate such a requirement.

Para 19.10 goes on to state that "the extent and type of the holding in question" will be a prime consideration and that "hobby farms" are unlikely to be considered as appropriate holdings. This paragraph defines a "hobby farm" as one "...where the enterprise is not the applicant's main, principal or full time occupation or business."

Note: much of the property outlined on the map in the application does not belong to 33 Bolster Moor Road.

The above should be enough to refuse this application however, KLP S19 states in Para 19.12 "Wherever possible and in accordance with core planning principles the reuse of existing buildings will be preferable to the erection of new ones". It is widely known in Bolster Moor that the applicant's wider family owns land on which there already exist several poultry houses which seem to be under utilised. To comply with the KLP, this application should be refused and the applicant encouraged to investigate the re-use of existing buildings.

In addition to the above highly relevant points, I noticed several inconsistencies in the application, which would warrant closer inspection. It also seems that the proposed poultry unit is extremely close to many neighbouring residential properties, although this comes from a knowledge of the village, as this fact is not made clear on the application's diagrams.

Finally, as I live directly downwind of the proposed site, I do not want the odours that a poultry unit generates washing over my house for days on end. I remember the smell that used to emanate from the similarly sized poultry units at Hart's Hole/Pinfold Lane several years ago.