

## DCAdmin

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**From:**  
**Sent:** 03 July 2024 17:50  
**To:** DCAdmin  
**Subject:** Objection to Planning Application 2024/91484 - Poultry Shed, Bolster Moor Farm

**Categories:**

### Planning Application 2024/91484

I have the following objections to make regarding this application.

Firstly, and most importantly, the proposed building will be far too close to residential properties, although this fact has not been made clear on the Block Layout diagram. Airborne pollutants will be produced continuously by the poultry and, due to the normal wind direction, will blow across these close properties constantly. Poultry dust will be deposited inside and outside houses, on vegetation, cars and clothing of those closest to the poultry building. Poultry dust is toxic and is listed by COSHH as being a respiratory hazard and harmful to health. A document published by DEFRA in January 2024 states that "wherever possible, sources of ammonia should be positioned as far as possible from sensitive receptors like people and protected habitats". It would not be acceptable to have this source of ammonia less than 15m from the closest sensitive receptors.

I would also like to point out that the proposed poultry building has been placed such that any pollutants blowing from it will not affect the applicant's house. The wind rarely, if ever, blows from the direction of the proposed site to the applicant's house.

The address details on the application are incorrect. Bolster Moor Farm is on Bolster Moor Road (N<sup>o</sup> 33), not Harden Road. The applicant appears to have included land belonging to Harden Road Farm, perhaps in an attempt to inflate the size of his own smallholding. He is a hobby farmer as his main income comes from handyman activities, not agriculture.

There is a distinct lack of information accompanying this application and numerous errors contained within it.

It appears from the lack of biosecurity measures in the application that the applicant doesn't take them seriously. This lackadaisical attitude towards biosecurity is backed up by the fact that during the most recent avian flu outbreak and the DEFRA housing order relating to poultry, the applicant's flock of free range poultry could be seen, on a daily basis, wandering around his property and were often seen wandering along Bolster Moor Road having escaped from his smallholding. The poultry building appears to be a single space building with one large door. There seems to be no attempt in the design to prevent the regular escape of hens whenever the large door is opened.

The applicant has no consideration for any of his neighbours, taking no notice of requests to restrict the smoke from his many bonfires. These requests have come from both his neighbours and the council and have fallen on deaf ears. Bolster Moor is frequently drenched in the smell of burning

plastic coming from this property. In fact, his neighbours have even been subjected to smell and smoke nuisance from one of these frequent bonfires this week where it was obvious from the smell generated that he was burning plastic again. The barking, whimpering and howling from his dog breeding activity regularly causes a noise nuisance for many of his neighbours. Also, neighbours suffer effluent run off from his "muck midden", which he refuses to admit is his problem. With this behaviour in mind, his neighbours would have no guarantee, if planning permission is granted, that this poultry building would be properly run and any issues arising from it properly dealt with.

With this planning application, the applicant continues to show an absolute disregard for the health and wellbeing of those neighbours who would be subjected to the constant odour and dust this latest hobby would generate.

The applicant states that the proposal will not involve the use or storage of hazardous substances. Cleaning and disinfecting to support a biosecurity programme is surely an important part of disease prevention. The Health and Safety Executive classes disinfectants as hazardous substances. Disinfectants and cleaning products will need to be used for the required deep cleaning at the end of each production cycle. Yet another (deliberate?) error in the application. These products will soak into the groundwater and have the potential to enter the watercourse, polluting it.

The applicant has already built a road through Green Belt fields on his property under a previous planning application, removing stones from the boundary wall to create a gateway and dumping these stones in the grass verge on Drummer Lane where they remain as an eyesore to this day. Under the planning application, his original drive was to be fenced off and grassed over, yet this hasn't happened and he continues to use this original driveway, even though he stated in that application that the sight lines were bad when exiting onto Bolster Moor Road. If this application is approved, then another road will need to be built through Green Belt fields in order for vehicles to access the poultry building. This would be totally inappropriate, unnecessary and unsuitable building in the Green Belt.

Additional traffic would be generated by this poultry building. Bolster Moor is already inundated with huge amounts of traffic due to the applicant's family's farm shop on Bolster Moor Road. Kirklees Council is already aware of the traffic problems associated with Bolster Moor. Additional traffic related to the poultry building would only exacerbate these problems.

There is a watercourse near to the proposed site. Poultry sheds normally have a soil floor. This would mean that pollutants (manure/cleaning products, etc) would get into the watercourse at fairly high concentrations, polluting it. This watercourse feeds livestock on other properties in the area and eventually drains down into Colne Valley.

The site lies in an area of Green Belt – within which it is intended that new development be severely restricted. Paragraph 19.7 of the Kirklees Local Plan states "inappropriate development is by definition harmful to the Green Belt and should not be approved unless very special circumstances exist that would outweigh the harm so caused." The Local Plan also states that "wherever possible and in accordance with core planning principles the reuse of existing buildings will be preferable to the erection of new ones." This development does not appear to be appropriate to the Green Belt and there do not appear to be any special reasons as to why it should be permitted.

The applicant's family already own empty poultry huts in Bolster Moor which could be utilised by the applicant.

The applicant's family's farm shop has already changed the village hugely over recent years, changing it from a quiet, rural village very few people had heard of, into one that is never without traffic – either visiting the farm shop or using it as a cut through from Manchester Road to

Outlane. Residents do not want the applicant to change the village further by building an malodorous polluting poultry shed in its midst.