

Your Ref: 2024/91507

27th August 2024

Application 2024/91507 – Erection of agricultural building at Thorncliffe Farm Shop, 1, Westfield Lane, Emley Moor, Huddersfield HD8 9SZ

Dear Sir/Madam

I am writing to register my objection to the above application & development which is contrary to national & local planning policies.

Planning Policies

Kirklees local plan 19. Green Belt & open spaces states:

19.2.....The National Planning Policy Framework (NPPF) recognises the importance of the green belt, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. The essential characteristics of the green belt are its openness & permanence. Within the green belt there is a presumption against development which would be harmful to the purposes of including land in it. Inappropriate development is, by definition, harmful to the green belt & should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness, & any other harm, is clearly outweighed by other considerations.....

Comments on the information submitted on the Application form & supporting documents (made public via Kirklees planning portal)

- The location, block & habitat plans supplied are **invalid** as they refer to the site as Crowtree Farm which is sited further on Westfield Lane to the Northwest (post code HD8 9TD).
- The applicant/agent has not supplied any information to justify the need for the development or any details or claim of very special circumstances, unless it has **not** been made available to the public for scrutiny
- If details of very special circumstances have been submitted, but not made public via the Kirklees planning portal, I request under the freedom of information act that I am supplied with a copy by the planning officer to allow me to fairly judge the information contained in it & make additional comment on the application before a final decision is made.
- The planning officer should look closely at the planning history of the site, in particular to application 2008/92110, for the erection of a barn for the storage of hay & straw in the same field. The proposed barn would have had a footprint of about 14m x 14m & a height of 7m. This was refused by KMC *“due to its size & prominent location unrelated to any other*

building or group of buildings & would be detrimental to the openness & visual amenity of the green belt & contrary to advice in PPG2 (Green Belts)".

This refusal was appealed (Ref. APP/Z4718/A/09/2096268) & the Inspector concerned concluded that the barn *"would severely harm the openness & visual amenity of the green belt, in conflict with guidance in PPG2"* & duly dismissed the appeal.

A further application was made in 2020 (ref. 2020/93228) for the erection of stables & an equipment store. The proposed building was to be sited in almost the same area adjacent to the riding arena as the now proposed agricultural building & would have had a footprint of 18.2m x 14.3m & a height of around 7.1m. For reasons not made available to the public, this application was withdrawn by the applicant/agent, presumably because KMC advised it would be refused.

The proposed agricultural building would have a footprint of 18.29m x 12.19m & a height of 6m & along with the location, it is almost a repeat of the 2020 application that was withdrawn. It should also be noted that the elevation plan supplied refers to the building as an *"equestrian building"*, which suggests its real purpose & future use.

- The adjacent riding arena was approved via application 2014/92386. A condition (No.4) was applied to the approval & states *"the riding arena shall be used solely for private use in conjunction with the stabling of horses owned by the occupants of Thorncliffe Farm Shop & shall not be used for any commercial purposes"*.

Since the construction of the arena, the applicant has publicly advertised that the arena is available for hire on both the sign adjacent to the exit onto Westfield Lane & the shop's website. This is clear & evident with vehicles, horses & riders not associated with the occupants of the farm shop regularly using the arena.

It should also be noted that the current stables on site do not have planning approval & with the plans supplied, it is clear they will have to be removed to accommodate the proposed building. No details have been supplied to suggest they are to be re-located by a formal planning application, which raises the question where will the horses owned by the farm shop owner/applicant then be stabled?

It is my opinion that due to its siting, size & similarity to the 2020 application, the proposed building's purpose will be equestrian or to support the riding arena for commercial purposes.

- Since the construction of the riding arena, Westfield Lane has been subject to flooding with water streaming across the road. The proposed building is not to be connected to any drainage system & rainwater is to be stored into water butts for livestock use. No details of this have been provided. It is my opinion that this is inadequate for such a large building & will only add to the flooding issue on Westfield Lane.

Key Points of Objection

1. The proposal represents an inappropriate form of development within the green belt & in the absence of any special circumstances would be contrary to national (NPPF) & local planning guidance (LP57 & LP10).
2. Unless very special circumstances can be proven by the applicant that there is an actual need for the new building, rather than just a statement of need, the application should fail the requirements of the relevant planning policies & be refused.
3. The site is already vastly over developed as it stands for its remote location within the green belt & further approval of buildings & intensification of the site will only add to the already unacceptable environmental impact & disturbance of adjacent residents in terms of traffic, noise, odours & residential amenity.
4. The council should not continue to approve proposals expanding these business/facilities in its current location due to the over development of what is a retail/commercial outlet in a remote location within the green belt. The character of the local area & buildings is rural/residential of low density & the continued development of the farm shop is a retail/commercial development detracting from this to the detriment of the local residents & environment.
5. The field/site is owned by the farm shop owner/applicant & is a separate business/enterprise to Thorncliffe Farm which is located within Emley village. The site has been used for equestrian activities for a long number of years (mainly in spring/summer) & is not a small holding or associated with farming & raising of livestock.
6. It should also be noted that the applicant now resides local to [redacted] & has not lived at [redacted] for several years, which is currently being rented & also operated as an Air B&B in 2023.
7. Should Thorncliffe Farm or the owner/applicant of Thorncliffe Farm Shop require a building for lambing & fattening of store cattle, then it is common sense & environmentally more sustainable that such a building should be incorporated into the existing facilities at Thorncliffe Farm in Emley & is a more suitable location. There is no evidence or justified reason submitted why a satellite building is required in this location.

With the points of objection made, I would request that the planning officer will take these concerns seriously & refuse the application.

In the event the planning officer disagrees with my objections & decides to approve the proposed development, I would request the use of conditions that

- prevent the buildings use for equestrian purposes
- should its use for lambing & fattening of store cattle cease, then the building should be removed from site & change of use be prevented.

I would also request that my address & name are not made public on KMC's planning website.

Yours Sincerely