

PLANNING STATEMENT GENERAL

10 Jul 2024

1. Background of the application

i *The applicant is applying for retroactive planning approval for a field shelter on land adjacent to The Coach House, Liley Lane, Grange Moor WF4 4EN.*

The shelter was erected in the 1st Qtr of 2022. As a result of an allegation of a Breach of Planning (Feb 2024), subsequent correspondence with Kirklees Planning Department a completed Planning Contravention Questionnaire was submitted. Subsequently an invitation to submit a retroactive planning application was extended to the applicant.

The construction of the shelter is on land that is currently designated as Green Belt within the Kirklees Local Plan.

2. Holding description

i *The property and land is linked with an agricultural enterprise – the keeping of alpacas and goats. Certain agricultural developments benefit from permitted development under schedule 2, part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015. The site is approximately 2.2 Ha in size and therefore falls under Class B- agricultural development on units of less than 5 hectares.*

The property is held freehold by the applicant and others (as owners).

3. Biodiversity – Net Gain

i *The applicant believes that planning permission, if granted, would NOT be subject to the general biodiversity gain conditions. The structure is a timber framed, open construction on level ground within an existing field. No trees are to be removed; no drainage or utility connections are required; no excavations are to be carried out.*

The field is generally grazing land and supports small livestock – a small herd of alpacas and two goats.

4. Flood Risk

i *The site has no increased risk of flooding from this development. No excavations have taken [place and drainage is not required nor installed. The conveyancing flood assessment from the purchase in 2021 did not identify the site as susceptible to flooding.*

The field is generally grazing land and supports small livestock – a small herd of alpacas and two goats.

5. Coal/Mining Survey

i Coal Mining is no longer active within this area. The conveyancing coal mining survey from the purchase in 2021 did not identify the site as affected by coal mining workings or subsidence.

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