

Search application details

Application number: 2024/92539	
What is the application for?:	Prior notification for erection of agricultural building
Address of the site or building:	land off, Church Lane, Birstall, Batley, WF17 9NX
Postcode:	LS10 3AS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to submit the following comments/objections to the planning application submitted to erect a storage shed in the land off Church Lane, Birstall.</p> <ol style="list-style-type: none">1. The size of the proposed building is of concern. I would question why something this size is required for the storage of agricultural vehicle. In particular why would so many agricultural vehicles be required to be stored on the land when it is only 3 acres in total. (I assume there is a 's' missing from the application and the applicant means vehicles).2. The materials (composite panel in merlin grey) are not within keeping with other building in the locality. For example the new stable block that has been erected on the land recently is made from wood (Planning application 2022/93200 refers).3. The existing site plan submitted with the application does not show the newly erected stables (Planning application 2022/93200 refers) nor does it refer to the building of a dwelling which has the footings already dug and poured (Planning application 2020/91892 refers). Both of these are built/going to be built on the same plot of land in which this application is proposed. From the plan submitted it appears that the road to access the storage shed leads off the previously demolished stables which is now where the dwelling is located.4. The land for years has only been used for equestrian purposes which does not constitute agricultural use. The 3 acres in questions has only had 2 horses predominantly stabled with occasional grazing and exercise in the fields for the last number of years.5. Since the granting of planning application 2022/93200 & 2020/91892 there has been an increase in commercial vehicles at the location many of which have been kept there for considerable amount of time. There is a hi-ab / crane wagon in the grounds at this very time which has been there for at least a few months amongst other plant vehicles and construction equipment. This appears to be laden with concrete bison beams. <p>There has also been significant work taking place on the site out of hours of any</p>	

There has also been significant work taking place on the site out of hours of any planning permission, late into the evenings and also on weekends including Sundays.

6. I would question the intent of what this building is going to be used for as the size seems unrealistic for the amount of agricultural vehicles that would be required to farm the land in question. There is already a crushed stone track/road that has been laid on the land which I believe is greenbelt. There are also piles of hardcore and rubble on the land which appears to be stored there.

7. The access road is a narrow dirt track which runs alongside residential properties. This track is already in disrepair, more so since the building of the of the stables and start of the build for the dwelling (2022/93200 & 2020/91892). There was damaged caused to the road (Church Lane) where it meets the access road caused by a soil mech bore hole machine. In addition there is significant water run off from the track which brings with it debris and gravel onto the main Church Lane which is a busy road. this is a road safety hazard especially in inclement weather such as heavy rain, snow or ice.