

1 October 2024

Kirklees Council Planning and Development
PO Box 1720
Huddersfield
HD1 9EL

For the attention of Nicole Helliwell, Case Officer

Dear Nicole

PLANNING APPLICATION NO 2024/N/92539/E - Prior notification for erection of agricultural building at land off, Church Lane, Birstall, Batley, WF17 9NX.

I write in connection with the above planning application. I have examined the plans and I am familiar with the site location to which I wish to highlight my concerns and record my formal objection to the planning application associated with the proposed development in this location.

In accordance with Policy LP54 (Buildings for agriculture and forestry) this proposed development does not meet the following requirements and is therefore deemed unacceptable:

- a) the building is genuinely required for the purposes of agriculture or forestry; **the proposed development is for plant not associated with agricultural activities**
- b) the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location; **the only other agricultural building within close proximity was granted planning permission on 6 October 2021 to be converted into a dwelling (2020/62/91892/E)**
- c) there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; **this directly impacts residents through noise pollution, these fields were previously used for grazing with relatively low if any noise pollution**
- d) the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting **the proposed materials are not in accordance with the relevant design policies and largely consist with that of an industrial development**

In accordance with Policy LP21 (Highways and access) the proposal does not demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network. The access width and visibility splay from the existing unadopted access road to Church Lane is not suitably designed for the proposed use and scale of the vehicles accessing the proposed development.

I would also like to draw your attention to the fact that construction works have commenced prior to obtaining full planning permission, this constitutes a breach of planning control as defined within section 171A of the Town and Country Planning Act 1990 as the carrying out of development without the required planning permission.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; please do not hesitate to contact me on

Yours faithfully,