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Hello again

Apologies, I know I have requested a call for the last couple of days, but given I may be unavailable later this week, am emailing again.

Firstly, can I request that my comments below (and previously submitted) remain anonymous as (due to information I have now been given about the new landowner) I have a concern for my safety if I am identified externally.

Secondly, I'm sending on the attached letter, as my neighbour is away. Other neighbours are now also drafting comments. Although some others are also away at the moment, so we are struggling with the tight timescales. You may receive it separately but given timescales I send here for completeness.

I've also attached a couple of photos from the site that show the plant machinery in situ, the footings in for the new dwelling house being built, where the old stables were, the new extensive hardstanding and 'road' already laid down across the greenbelt field, compared to the Google Maps satellite image. Yet noted the application states that there has been no building onsite for the last 2 years.

Please could you also confirm the position in relation to building regulations in relation to the 2 earlier applications:

- 2020/62/91892/E
- 2022/62/93200/E

For now, we have 3 main concerns:

1. The current activity onsite and any breaches already without planning permission. There is also noisy construction related activities occurring significantly out of core hours, often late into the night on a weekend. Wildlife seriously impacted due to rat poison and other chemicals being used. Foxes, hedgehogs, and bats have been killed off, with numbers seriously depleted this summer.
2. The wholly inappropriate third building (size, location and design) proposed in the greenbelt and the lack of infrastructure to support housing of such huge machinery.
3. The integrity and actual business and intentions of the new landowner, being a change of use of the land (class B8 & B2?) and wholly inappropriate for the site and the small private unmade access track. Given no agricultural activity now it has been sold and the horses evicted.

I hope you can understand our concerns and look forward to hearing from you, as to your advice for what we need to provide for our appeal against this. Also, if you are going to refuse this, I'd be grateful of the heads up, so I don't waste more time on this, if it is not needed.

Many thanks

From:

Sent: 30 September 2024 11:43

To: 'Nicole.Helliwell@kirklees.gov.uk' <Nicole.Helliwell@kirklees.gov.uk>

Cc: 'dc.admin@kirklees.gov.uk' <dc.admin@kirklees.gov.uk>

Subject: 2024/N/92539/E Prior notification for erection of agricultural building

Importance: High

Hello Nicole

I have just this morning been notified by a neighbour about the above prior notification application. As had not been made aware of it, despite it being in full view of my home.

I have several significant concerns, including the integrity of the information provided on the application form and intentions of the 'developer', given recent building works on the site (demolished stables, built a bungalow, demolished barn and built new 'barn/stables'. Then evicted the horses from the land this summer, who had been there for decades. There is now a range of plant vehicles, JBCs on site and piles on hardcore and rubble stacked up in what were green paddocks. There is now no agricultural activity on site at all and no agricultural vehicles. Certainly nothing of the size such a huge building would need to house and certainly nothing that is required for agricultural purposes to serve the 2 small paddocks that were there. I am also concerned that inappropriate development and use of the land is already occurring.

I would like to discuss these with you as well as placing formal objection to the proposal, given its impact on the openness and character of the greenbelt, the protected wildlife, highway safety and myself and other residents in the community.

I appreciate you and the team will be busy but would appreciate a call to discuss this.

I'd also like to ensure that no decision is made in favour of this horrendous inappropriate development in greenbelt, until I have had an opportunity to notify neighbours and us all prepare appeals against it. Please can you advise how long we have to do this and what procedure we need to follow to do it properly?

Many thanks for your help and support