

Supporting Planning Statement

Land off Manchester Road, Marsden

Proposed Agricultural Shed for Mrs Deborah Byram

Introduction

This supporting statement should be read in conjunction with the submission details and sets out the agricultural justification for the development together with a planning assessment of the proposal in relation to its location within the Kirklees Green Belt.

Proposal Details

This proposal is on an established agricultural shed, DEFRA Holding Number - 49/343/1368

The applicant is seeking planning permission for an agricultural building used for their existing, well established, small holding. This is required as a livestock housing during the winter months, and feed storage of hay and supplementary feeds, as these cannot be stored outside, (in line with DEFRA legislation).

The site forms part of the applicants grazing land. The proposed agricultural building is modest in size, with a footprint of 12m x12m. The land is sloping, and it is proposed to reduce the ground levels under the building in order to sit the building down into the site, thereby minimising its appearance in the landscape. The front elevation will appear at a height of 3m from external ground level, and the rear elevation being 5 meters. The materials proposed are a concrete base foundation, with dry stone walling and traditional Yorkshire timber boarding, and profiled steel sheeting for the roof.

The existing field access to the land will be utilised to enable access to the agricultural building. It is proposed to improve this access by rebuilding fallen dry stone walling, using existing stone at the site. The access track is already in good condition and no works are to be carried out on this.

Agricultural Justification

Over the last 20 year the applicants have had a number of livestock for personal farming needs. This agricultural shed will allow for them to house and more livestock. The proposed agricultural building is within an easy distance from the applicant's property allowing them to tend to their livestock easily.

The building is well designed, set into the landscape and proposed to be made of complementary materials. In itself the building is not large, given the size and scale of the surrounding land. The building will provide for both housing livestock and storage of feed. Both activities fall within the usual definitions of agricultural/farm operations and are therefore in compliance with Green Belt policies.

Visual Impact of the proposed Agricultural Building

The proposed location of the building is set back from the main road, restricting the view from passing cars. For vehicles heading West of Manchester Road the visual impact will be minimal. Vehicles heading East will be able to see the rear and side elevation of the building, seeing the dry-stone walling and Yorkshire timber cladding, all very much in keeping with the surrounding area.

As the building is to be set into the land, this will reduce the visibility of the building from long views from across the valley and those traveling East on Manchester Road. The building is proposed in very close proximity to the existing traditional dry stone wall field boundary, and as such will be seen in the context of the surroundings and in keeping with existing features.

Conclusion

- The proposed building is for an existing small holding purpose only
- The proposed is well designed and functional for purpose
- The impact of the agricultural building on the wider landscape and setting within Green Belt will be minimal and appropriate in context
- The principle of development accords with local planning and national Green Belt policies as to appropriate development within the Green Belt and open countryside.