



Application Number	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Furnace Grange Farm, Hunting Gate House

Address Line 1

Clough Road

Address Line 2

Flockton

Address Line 3

Kirklees

Town/city

Wakefield

Postcode

WF4 4AQ

Description of site location must be completed if postcode is not known:

Easting (x)

425312

Northing (y)

414425

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Miss

First name

Heather

Surname

Wigglesworth

Company Name

Address

Address line 1

Willow Cottage,

Address line 2

1 Common End

Address line 3

Town/City

Flockton

County

West Yorkshire

Country

United Kingdom

Postcode

wf4 4db

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- A new building
 An extension
 An alteration

Please describe the type of building

An agricultural barn for the dry storage of crops and grains

Please state the dimensions of the building

Length

30.48

metres

Height to eaves

6.7

metres

Breadth

15.24

metres

Height to ridge

8.74

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete panels with tanalised timber boards

External colour

Natural timber and concrete to match existing

Roof

Materials

External colour

Reinforced corrugated natural grey fibre cement sheeting

Grey to match existing

Has an agricultural building been constructed on this unit within the last two years?

- Yes
 No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- Yes
 No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- Yes
 No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- Yes
 No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- Yes
 No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

163.9

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

90

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Please see supporting letter and information on the need for dry crop storage .

Investments in additional machinery have been made to farm this land effectively. This machinery is required to be stored indoors to ensure longevity and make best efforts to mitigate any depreciation in value by good storage and maintenance. This has impacted the space available to store the larger grain yield, and the Applicant has found himself having to sell undried grain at harvest time and thus being forced to take a low price for it, as he doesn't have the space to dry and store it before sale. This is not sustainable or viable practice longer term.

This new building is necessary for the drying and storage of the crops taken from the land. As aforementioned, during harvest, crops require drying and storing and there is a significant lack of secure, weatherproof space to do this at present. The current buildings at the property only afford space for the heaps of wet and dry grain, which need keeping separate.

The proposed new barn is "reasonably necessary", there is no other existing building that can provide this functional need to the farming operations and the objective test of "reasonable need" has been met. This proposal is, undoubtedly, of a suitable scale and in proportion to, the agricultural activities at the property.

Is the proposed development designed for the purposes of agriculture?

- Yes
 No

If yes, please explain why

Yes, this building is designed, and to be provided by, SJB Steel who specialise in agricultural buildings. Its size and construction are such that it will afford a suitable, secure and weatherproof environment for crop drying and storing, post harvest.

Does the proposed development involve any alteration to a dwelling?

- Yes
 No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- Yes
 No

What is the height of the proposed development?

8.7

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- Yes
 No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

heather wigglesworth

Date

15/11/2024