Planning Application 2025/62/90715/E

I would like to formally object to the above application for the following reasons

- Certain aspects of the application are not accurate and some do not have answers. **Application details**
- Biodiversity and Ecological Wildlife disruption as part of the (NPPF) are being broken.
- Kirklees Planning Policy regarding inappropriate development of Greenbelt Spaces and the National Planning Policy Framework NPPF are not being followed
- Highways Safety concerns.

Preliminary information for site

I would write a preliminary Summary of the land and applicant before discussing the detail of the objections

1995: The applicant purchased Glebe Barn. As seen on the plan below. It was renovated to a domestic property and shortly after a large double garage erected. (no planning) This was to store gardening products, horse tackle and food and general household equipment quite common to most properties.

Stables were also built in the greenbelt curtilage of Glebe Barn

Two wooden Hay barns were erected for storage of hay for the horses.

2015 The same applicant. Planning application 2015/90534. Refused for extensions and out buildings

2015 Planning 2015/90634. Planning permission for the Stables to convert to a domestic property approved. Approved 2016. This was named Birch Lodge

Shortly after this time a new stable/ Shelter was erected in the land adjacent to Birch Lodge clearly indicating that in fact there was a need for stables.

During the on-going development of the gardens to the Birch lodge there was the removal of 5 TPO trees without planning and whilst 4500 new trees in the surround field were planted I believe it is usually necessary to comply with the law regarding TPO trees.

2016 Planning 2016/90875 granted for an agricultural building (The subject of the current planning application) Please see notes in which this was granted.

The applicant Sold Glebe Farm in 2016 along with the garage and created a separate entrance to Birch Lodge (Former Stables)

The applicant moved in to Birch Lodge as primary residence where he still resides. This is approximately 80 metres from the Metal Shed / Agricultural building which is now application 2025/90715.

The Agricultural building is less than 9 years old and the applicant (at this point retired with two domestic horses), uses this building as storage for a little hay, horse tack, gardening equipment, ride on mower and predominantly domestic items used in any average home with large grounds. (Photographs supplied)

Please see notes on the use of the building and the land. It has not been a working or productive farm for in excess of 40 years.

Also please note that on the Preliminary Roost Assessment there was strong evidence that the barn owls had chosen to use and possibly nest in this building until roller shutters were put on.

2025. The same applicant as for all of the above mentioned now wishes to get planning permission for the Metal Shed/ Agricultural building for a Domestic Home in the middle of Greenbelt

The Application Details

1. The application states that the land to which the application applies is part of an agricultural holding, and indicates that the planning for this building was granted for the following reasons in 2016.

(iii) The proposed Registered Farm Holding extends more than 5 hectares and plans are enclosed identifying the full landholdings within the applicant's ownership. A number of activities take place on the holding, these include: - • Production of hay; • Production of cereal crop; • Seasonal grazing (although no cattle are kept on site, a local farmer uses some of the land during summer months); and • Tree planting and conservation (over 4,500 trees planted over last 3 years)

The land has produced very little hay, cereal crop were produced for a couple of seasons by a local farmer who rented the land early 2000. This is over 20 years ago and prior to Birch Lodge development and the proposed Shed building. It is totally not relevant to any activity or buildings in the last 20 years and therefore should not be of any consequence to this application.

Thus pointing to the Metal shed not only being erected, but also a redundant farm building. Both of these statements I believe to be false and therefore this building was as I explain and you see later merely a replacement storage area for the adjacent Glebe Farm and garage sold next door.

Certainly any agricultural activity was over 20 years ago and was miniscule and done by a local farmer. 5 sheep were resident is 2002 but otherwise it's the owner's two personal horses...

I would argue that the building was in actual fact erected simultaneously with the converted Stables (Birch lodge) to replace the garage and hay shed.

The building is 9 years old; there was neither an agricultural purpose nor need for this building other than domestic storage







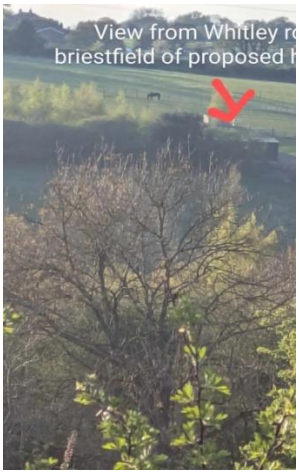


: construction of the

2. I believe the plans indicate a 26% increase in the size of the Metal Building and will have Wooden Cladding and solar panels to the roof. I would argue that this with quite substantially change both the visuals of this building as well and the footprint. Additionally the parking area will also change the footprint of the land and potential detriments to the habitat.
3. The application has stated unknown to the disposal of foul waste and the connection of top water. Where exactly will this go and what systems will be introduced? More importantly what further disruption and noise to the tranquil habitat and surrounding neighbours. Why has this important part of the application not been documented or thought through?
4. The application states there are no trees or hedges on or close to the proposed development. I attach a photograph (and some hedges have already been removed) Please see the Hedge Policy referred to below.







5. It is stated that the building cannot be seen from a road or public footpath. This is a Google map view from Howroyd Lane and a photograph from the end of back lane leading in to Briestfeld .
6. The pedestrian diversion or right of way has indicated that no changes are required or will be made.

I believe that the average car is 5 feet wide and some of the newer 4 x 4 used in a country or rural environment are wider. A large section of the entrance to Both Birch Lodge (where the applicant lives) has a pickup truck and a car and the proposed New Dwelling which houses 2 further vehicles (at least) will all be using the same single part entry and exit 352 days of the year. This is approximately 8 feet wide, but even if slightly wider I would argue that it is single car driving only for a large part of the drive. This will impact on the main Howroyd Lane or will require a right of way or traffic system.

The guideline for passing cars on a drive is as such Ideally shared private drives will allow for 2-way traffic and be a minimum of **4.1 metres wide** as set out in the Manual for Streets to allow a car to pass another car

The increase in traffic, the impact on Howroyd Lane safety and indeed objections lodged from both properties on this land regarding Highways will be discussed and highlighted later in the document.

Biodiversity and Ecological Wildlife disruption

Preliminary Roosting assessment Report

3.4.2. There was splashing on the inside of the building which was typical of barn owl, as shown on the photograph below.

3.4.3. The owner has confirmed barn owl did briefly visit the building before the roller doors were fitted; this was approximately 8 years ago. Whilst barn owls are breeding in purpose built boxes on site, there was no evidence of barn owls using this building or the immediate surroundings.

As a neighbouring property with fields to the side of this proposed development I can categorically confirm that I have seen the owls and Kestrels using the land and area immediately in front of the metal building as have other neighbours and visitors who have actually photographed the birds

3.4.4. There was a small general purpose timber bird box fitted on the building, as shown in the photograph below. This is known to have had previous use and the owner has confirmed this will be recited. 10

Quote from the Yorkshire Wildlife article

The field where this Agricultural shed sits have been intentionally left to grow, with no intervention, other than digging a couple of small wildlife ponds. In these areas, the grass has very quickly become more diverse, with sorrel,

knapweed, and teazels. As these grasses have appeared, creating a new habitat, so have the moths and butterflies. In one field self-seeded sallow (goat willow) has taken hold, giving hope that Purple Emperor butterflies may be spotted there in future. Bird species that were once absent have also returned to the site: birds of prey such as kestrels, buzzards and sparrow hawks are now common sightings; hobbies circle overhead through the summer; and one by one the more unusual owl species were spotted. .

F HEDGEROWS 92. 93. 94.

The Hedgerows Regulations 1997 (SI 1997/1160)95 were made under section 97 of the Environment Act 1995. They aim to protect important hedgerows in the countryside by controlling their removal through a system of notification to local planning authorities (which administer the Regulations). The system applies to most countryside hedgerows in England and Wales, and covers hedgerows on, or adjoining land used for agriculture or forestry, the breeding or keeping of horses, ponies or donkeys, common land or village greens, SSSIs, or local nature reserves. They do not apply to garden hedges. The Regulations set out the criteria to be used by local planning authorities, in determining whether a hedgerow is important. The criteria relates to the value of hedgerows from an archaeological, historical, landscape or wildlife perspective. Hedgerows should be at least 30 years old and meet any of the criteria in order to be deemed important. Permission for removal of a hedgerow is not required if it is less than 20 metres long (unless both ends join with other hedgerows or it is part of a longer hedgerow), or is in, or borders a garden. Similarly permission to remove a hedgerow is not required in certain circumstances for emergency/access purposes.

I would suggest that the hedgerow adjacent to the Metal Shed would meet the criteria above. The Wildlife article refers to the age and rewilding and the fact that the hedgerow has been up to 50 years in some parts.

7. The article attached is the land adjacent and inclusive of the proposed plans to be that of a rewilding heaven for wildlife

Kirklees, West Yorkshire — Yorkshire Rewilding Network

This article and statement included are totally contradictory to the planning application, the reduction of open spaces, the development of land, new driveways, roads increased traffic and car omissions and I believe not compliant with the National Planning Policy framework - 13

I would ask you to view aerial photographs over a historical period on Google Earth Maps which clearly show that 99% of the time this land has been used only for personal Horse grazing.

Example below



1

The applicant has planted over 4,500 trees with the help of a heritage and encouraged the growing numbers of deer, foxes, Owls, Kestrels, and other species of bird and wildlife, which have always existed, but increased in numbers. This was a very positive re wilding exercise done in 2012

I would strongly argue that this is a reason not to permit development and will go on to discuss this later in the objection. The wildlife and determent to it and impact on the habitat is quite alarming

Kirklees Planning On Greenbelt

7.2.1 National Planning Policy Framework paragraph 79 states that the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open. The green belt serves 5 purposes: 4 of which are being broken and valid reasons why this development should be refused.

1. To check the unrestricted sprawl of large built up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and

Points 1 3 and 4 On the NPPF is being

The three aerial views show the land in 2009 prior to the Stable conversion and the erection of a further storage unit (the metal shed)

Pictures in 2021 show many hedges, trees and bushed cut down , More tarmac drives and paths, large fenced and some block walls (not visible on the picture)

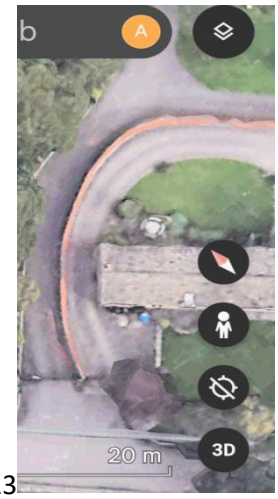
2025 plans. Not only is the continued adding of domestic dwelling cutting in to the open spaces,

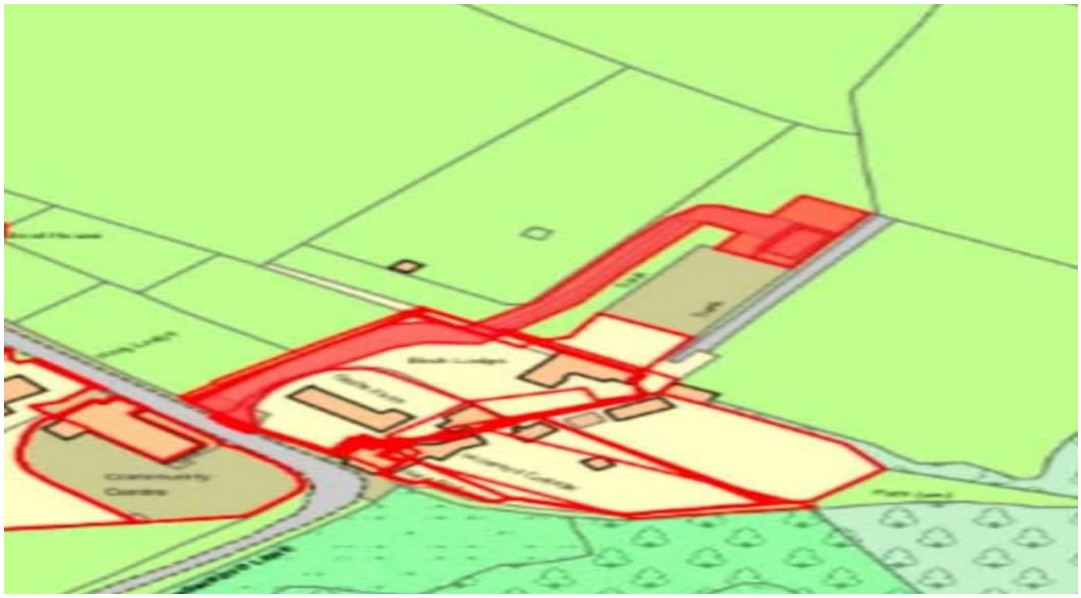


2009



2023





Policy justificaon

19.36

. The conversion of isolated buildings will be carefully considered having regard to the impact of any new use, including access arrangements. Any proposal that would lead to a significant and detrimental impact on openness and tranquillity, including through the intensification of use of access roads and other outside space, will not normally be permitted.

A further development is having an impact on the countryside and highway

Highways Safety Concerns

I attach a link from the two properties who fiercely objected to a small ramp to a community building opposite the site entrance to Glebe Farm and Birch lodge . This ramp served not only to comply with legal requirements, but also to aid the Community's less able bodied be able to access the building on foot from the car park.

The objections put forward by the two properties opposite, highlight the dangers on Howroyd Lane and the three areas where only single cars can drive (one of them being 20 feet above the entrance to Birch Lodge and the proposed development)

Not only are there major concerns with the increased traffic to Glebe Farm property one , Birch Lodge property two and a suggested third Property there is also an issue with the drive leading in to both properties with little or no attention to how traffic will pass without an adverse effect on Howroyd lane .

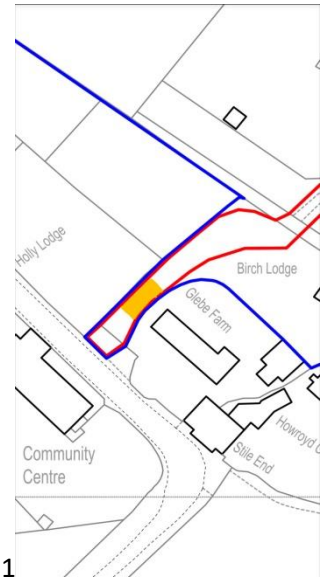
This is not even taking into consideration deliveries, visitors, and mail and refuge collection.

I am somewhat confused at the comments reference the clear bottlenecks and dangers on Howroyd lane and the true Highways issues have been discretely played down, infect are no longer an issue? According to the application. This clearly is not the case as the traffic, the narrow drive and the poor passing points on the lane will become more intense and could clearly be a danger to other cars, walkers and indeed wildlife

This also raises the question of the electric gate to the properties which would further delay traffic flow

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/downloaddocument.aspx?application_number=2022%2f93328&file_reference=969993&size=12040222

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/downloaddocument.aspx?application_number=2022%2f93328&file_reference=969175&size=348373

1 

2 

1 is the orange area is the drive to birch loge and new house proposal. Approx. 8 feet wide.

2 is the Aerial view of drive

In conclusion I feel there is a lack of justification for this application, and there have been no circumstances which justify the conversion of the Metal Shed/Agricultural building. The applicant lives approximately 70 metres from this in a property which offers similar facilities and space.

The wildlife, open spaces, highways, passing points, hedgerows visual appearance would all be at the determent of any such development.

I propose that the other considerations of the application do not clearly outweigh the harm that I have identified. Consequently, the very special circumstances necessary to justify the development do not exist. The proposal would therefore conflict with the Framework in respect of protecting Green Belt land and I would ask that this application be refused.

Other Information

I have lived next door to the land and properties for 30 years and sadly seeing the erosion of open spaces , building of walls and car parking, metres upon metres of solid high fencing and the removal of over 25 metres of Laurel hedgerow which was over 25 years in growth.

I am very concerned about the over development of this plot which seems to continue with every application made.