



Groves Town

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Client	GCA Holdings Ltd
Document Title	Planning Statement
Version/Date	V1 24 March 2025
GTP ref	2502003
Site	Bradley Hall Lower Quarry Road Bradley Huddersfield HD2 1FN

1 Introduction

- 1.1 Planning permission is sought for planning permission and listed building consent to carry out works to an existing building accommodating residential and storage use together with a new building to be used in connection with a business which takes green waste (wood) and prepares it for use in biomass systems.
- 1.2 The application is not to be confused with Bradley House Farm which lies further to the northwest





1.3 The aerial images above illustrate the location of the site between Brighouse and junction 25 of the M62 to the North West and Mirfield to the south east.

1.4 The area in which the site is located is generally bounded by the operational Bradley Park Landfill site to the west; the Huddersfield to Halifax railway line and the River Calder to the north; open land and the built up area of Bradley to the south; industrial land including the Brighouse waste water treatment works to the west.

1.5 Access to the site is from the west via Lower Quarry Road which links to Leeds Road, the A62. Access to Lower Quarry Lane for vehicles travelling south uses a central right turn refuge. The Lane serves a small number of residential properties, an industrial estate and the landfill site.

2 The application and submissions

2.1 This statement is supported by the following drawings

- 2325/01 Existing Barn/Cottage
- 2325/03 Proposed Barn/Cottage
- 2325/04 Proposed Workshop
- 2325/05 Site Plan
- NDP390SP Site Survey

2.2 The application is further supported with the following documentation

- Arboricultural Impact Assessment
- Heritage Impact Assessment
- Structural Appraisal
- Ecological Impact Assessment

- Biodiversity Metric

2.3 The application is set out as follows

- Introduction
- Application and submissions
- Site description
- Description of proposed development
- Planning history
- Appraisal of relevant policy
- Appraisal of other material considerations
- Conclusions

3 Site description

3.1 The application site extends to an area of 1.6ha

3.2 The site slopes down gradually from its southern western boundary with Lower Quarry Road to the northern eastern edge shared with the railway. Boundaries are generally defined by low stone walls with post and wire fencing. There is also a slope down from North West to the south east with Lower Quarry Road below the level of the site at its north western edge.



Site viewed from Lower Quarry Road and south eastern corner



South eastern boundary with access track leading to site access



View from Lower Quarry Road to existing buildings



View across site from south western corner

3.3 There is currently a single access to the site from a lane which runs from Lower Quarry Road along the south eastern boundary to meet with an unmanned user operated level crossing across the railway.



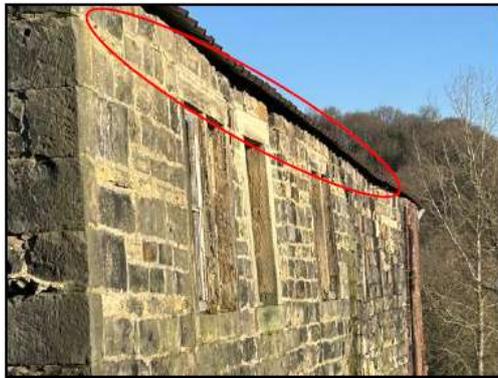
Site access

3.4 There are various groups of trees across the site, with the north western boundary demarcated by a row of mature trees.

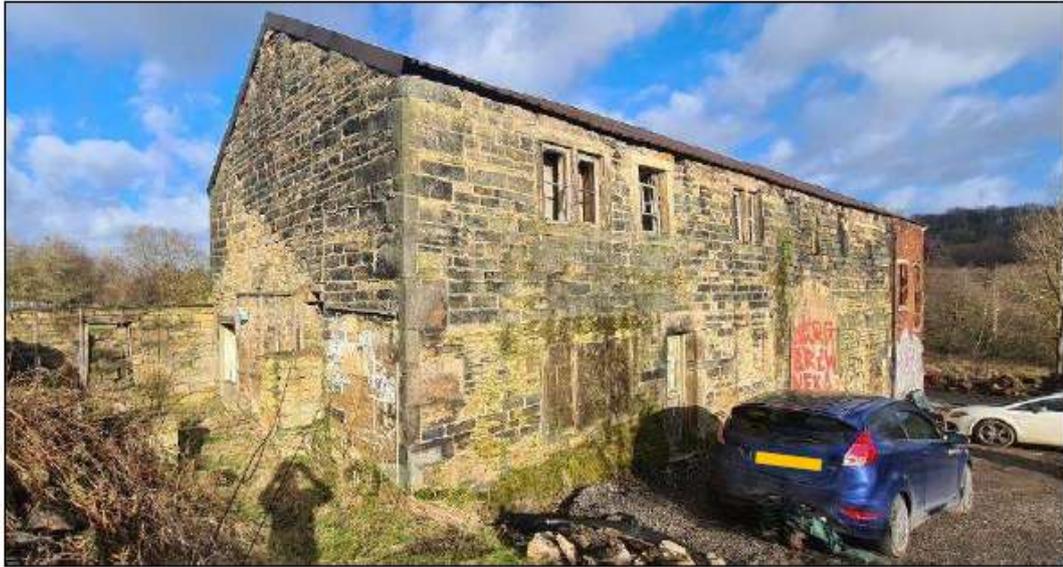
3.5 A public footpath follows Lower Quarry Lane from Leeds Road and then turns to the south to Bradley before reaching the site. (HUD/449/10 and HUD/6/10)

3.6 The application site is outside any area shown to be at risk from flooding

3.7 Existing buildings on the site appear to have previously been used as a cottage with attached barn and storage. Whilst listed the buildings are in an extremely poor state of repair. The building is constructed of a mix of stone and brickwork and has clearly been the subject of considerable repair and alteration across its life.



3.8 The images above are extracted from a structural assessment submitted with the application to show the current state of the building.



South East facing facade



North West facing facade



North East gable

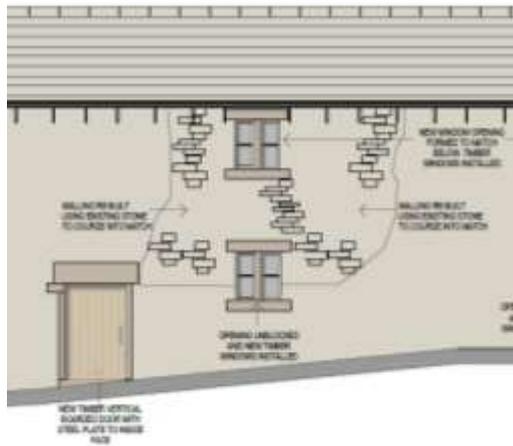
3.9 It is apparent that the building and site have not been in active use for some. It is understood that the site was previously in the ownership of the adjoining quarry/landfill operator but was not part of the active operation and was clearly neglected. It has fallen into a significant level of disrepair with unsympathetic and patchwork repairs. It is apparent that the site has been subject to trespass and damage.

4 Description of development

4.1 It is proposed to repair and renovate the existing building on the site.

4.2 This will include the following works

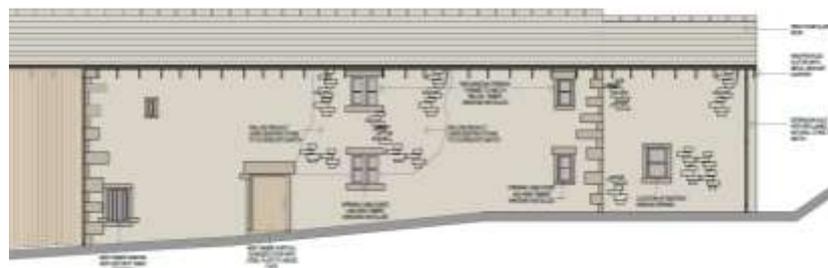
- Replacing the existing profiled metal sheeting roof with stone slates.
- Rebuilding, repairing and re-pointing existing masonry and stonework.



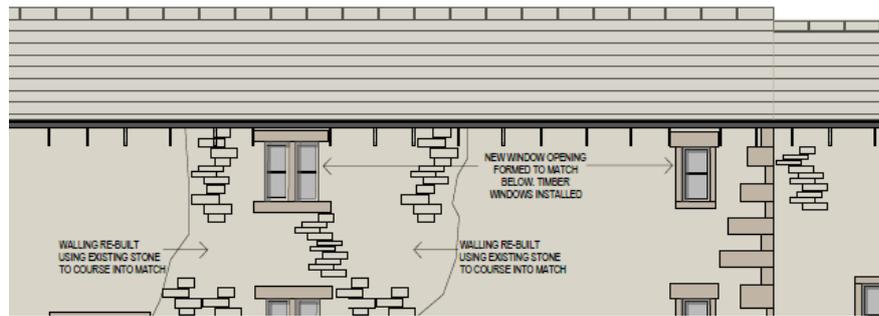
- Repairing the brickwork structure at the north eastern end of the site, battening and cladding with timber planks hung vertically



- Re-opening existing doors and windows and replacing timber windows like for like as those remaining on upper floors. Openings fitted with new timber doors.



- Two new window openings at first floor within north west elevation



- New rainwater goods with gutters supported on metal brackets.
- Reconstruction of existing extension/annexe to south west gable
- Construction of new workshop building with excavation of site to provide levelled area, concrete pad and construction of retaining wall with stone facing.



- New workshop to consist of 900mm stone wall, with vertically clad timber boarding and profiled sheet roofing. Opening to northeast elevation.



- New access and driveway
- Construction of areas of permeable hard standing for parking and operational space relating to commercial use

4.3 The applicants' operations include waste recycling. In this case the site has been identified as a suitable base to accumulate green waste – principally timber and woody materials secured from the arboricultural and landscape sectors. There is sufficient level of material available within a local catchment to enable processing and bulk packaging of chipped material which is then supplied to the burgeoning industry in the provision of biomass for use in energy production. Biomass boilers qualify for consideration for grant funding under the Governments Boiler Upgrade System. Biomass boilers are increasingly used in community buildings such as nursing homes to move away from the use of fossil fuels, with consequent improvement in carbon emissions. There is consequently a market for the supply of suitable woodchip and pelletised material. The site will focus on bulking up of already chipped material or chipping material on site ready for onward use. Any material which is too green to be chipped will be composted.

4.4 It is expected that the operation of the site will attract 3-4 LGV trips to the site per day delivering material to be processed, with one larger vehicle trip taking processed material away from the site per week.

4.5 The site will generate some additional employment, but the process proposed for the site is not intensive and will a small number of jobs, mostly as part of existing operations.

4.6 The residential accommodation on the site reflects historic use of a residential presence connected with the wider operation of the site. It will be noted that layout and design reflects this connection.

5 Planning history

5.1 Council records indicate a one previous application relating to the site

2002/92436 – Request for prior approval for the demolition of farm cottage and outbuilding – withdrawn prior to determination 11 Sept 2002

5.2 There is no documentation relating to this application on the Council's website other than note of agreement to withdraw the application. It might be speculated that this was a result of submission under an incorrect process given the listed status of the building.

5.3 The adjoining site has a complex history relating quarrying and subsequent use as a landfill site for hazardous waste.

5.4 Current operation seems to be equally complex with the site being marketed and the operating company the subject of insolvency and liquidation processes. It is however clear that the site retains extant planning permissions and EA licence for landfill using hazardous waste and that considerable void exists to accommodate large scale activity.

6 Planning Policy Appraisal

6.1 The development plan for the area in which the application site is located consists of the Kirklees Local Plan which was adopted in 2019. The Local Plan is at the early stages of review. This review process has not reached a point where it is of relevance to this application

6.2 The Local Plan places the wedge of development extending from the south east from the M62, including the application site and the adjoining landfill site within the Green Belt. The appraisal below reflects relevant policy in this context.

6.3 There is a range of policies within the Local Plan which are of relevance. In each case equivalent provisions within the National Planning Policy Framework will also be relevant. Given that the most recent version of the Framework post dates the adoption of the Local Plan more weight may be applicable.

Green Belt

6.4 General Green Belt policy introduces the presumption against inappropriate development. Whilst the reuse and alteration of the existing building can be considered as an exception to this provision under paragraph 154 of the NPPF, it is accepted that new development will need to relate to very special circumstances in order to be considered acceptable.

6.5 Policies LP57 and LP60 are relevant in this context. These policies recognise the equivalent provisions to previous versions of paragraph 154 in accepting that the alteration and extension of existing buildings and the reuse of those buildings can be considered as an exception to the presumption against inappropriate development.

6.6 The proposals to alter and reuse the existing building do not result in change to the area covered by the building and replicate historic fabric which has been lost through poor maintenance and vandalism. Provisions with national and local policy accept this form of development as an exception on the basis that impact on the openness of the Green Belt is limited.

6.7 It is apparent from review of the submitted drawings that the proposed works to the existing building satisfy this requirement and therefore meet with national and local policy requirements.

6.8 The new workshop requires further justification in the context of Green Belt policy.

Paragraph 153 of the Framework notes that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (VSC). VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations

6.9 It will be demonstrated in the appraisal set out later in this report and in the accompanying heritage assessment that there is considerable value in renovating and restoring the historic building on the application site. This is only possible by means of the introduction of a viable use for the building and the site. In this context it is considered that the proposal provides the scope to introduce a relatively small scale commercial use to the site, generally compatible with a semi-rural location, which brings sufficient value to the site to enable works to a deteriorating heritage asset. Very special circumstances exist through the way in which the overall proposed development enables retention and ongoing upkeep of the listed building. The development has limited harm on the openness of the Green Belt, certainly in visual terms with that harm being clearly outweighed by the ability to protect the heritage asset.

6.10 Issues relating to enabling development are assessed further below.

6.11 The development is thereby consistent with the provisions of the NPPF relating to Green Belt and Local Plan policies LP57 and LP60.

Heritage

- 6.12 Paragraphs 207 – 221 of the NPPF cover the topic of proposed development affecting heritage assets.
- 6.13 Paragraph 207 requires an applicant to establish the significance of an asset affected by development. Paragraph 212 requires consideration of proposed development on that significance.
- 6.14 Where development would result in substantial harm to the asset, paragraph 214 notes that planning permission should be refused unless harm is balanced by substantial public benefit that outweighs harm. Provision is also made for the acceptance of development is justified by the absence of a viable use of the asset.
- 6.15 Paragraph 215 considers circumstances where harm will be less than substantial, that harm should be weighed against the public benefits of the proposal including securing optimum viable use.
- 6.16 Paragraph 221 creates an expectation of the local planning authority to assess whether the benefits of a proposal for enabling development, which may conflict with other policies but which would secure future conservation of a heritage asset outweigh the disbenefits of departing from those policies.
- 6.17 In this case two issues arise. Firstly the nature of significance and the degree of harm arising from development. Secondly, whether the proposal now table provides benefit in terms of the protection of the asset sufficient to outweigh other policy requirements.
- 6.18 A separate heritage assessment is provided. The assessment concludes that whilst the physical building has a degree of significance, the principal value of the

site is its relationship with wider historic buildings and land uses in the locality, including links with the former Fountains Abbey a medieval grange thought to occupy now occupied by development at Bradley Grange.

6.19 The ability to preserve the existing building on the application enables continuing physical reference to the history of the area, notwithstanding the extent to which that history has been lost to mining, quarrying, landfill and residential development.

6.20 In that context it is considered that it is demonstrated that development will lead not lead to even less than substantial harm. There will be positive benefit in the appropriate restoration of the asset and in securing an optimum viable use. This is a public benefit. This approach is consistent with the provisions of paragraph 215

6.21 Notwithstanding this conclusion it is further considered that the modest additional development proposed, clearly meets the requirement of paragraph 221 in terms of securing the future conservation of an asset, sufficient to outweigh any disbenefit of departing from other planning policies – the presumption against inappropriate development in the Green Belt.

6.22 In this context the provisions of policy LP35 of the Local Plan are also addressed.

7 Appraisal of other planning considerations

Character and appearance.

7.1 Notwithstanding the presence of the neighbouring landfill site, at close quarters the site and existing building is rural in character and appears as if set in an agricultural setting.

7.2 The proposed new building takes the appearance of an agricultural building in terms of design, scale and the choice of building materials.

7.3 From any publically accessible view point the building will be seen in context of the existing cottage/barn. Views of the building will in reality be limited as a result of topography, tree and hedge coverage on the site boundary and within the site. The slope of the site requires some excavation and the construction of a retaining wall. This results in the building being screened from view from Lower Quarry Lane.

7.4 It is noted that the track to the south eastern boundary is not a public right of way.

Amenity

7.5 The site is isolated from residential neighbours. The site will use electric or petrol driven shredders. Use will only be in daytime hours. The residential use on site will be used in connection with the wider site and will not result in occupation where the experience of noise and activity from the proposed operation would be considered an amenity issue.

7.6 The nearest residential property is more than 350m from the site.

7.7 The proposed dwelling will otherwise be designed to achieve requirements of the Building Regulations in terms of room size and lighting.

Highway Safety

7.8 The site can be used for agricultural purposes without the need for planning permission.

7.9 The position of the new access will enable the driver of any vehicle exiting the site to view vehicles travelling west along Lower Quarry Road at some distance. There is also a view across the corner of the site to see vehicles exiting the landfill site. If necessary a condition requiring a plan to show the formal layout of visibility splays can be imposed.

7.10 There are restrictions on the number of vehicles serving the landfill site. As noted above the proposed development is expected to produce 4 or 5 trips a day.

7.11 There is no basis to expect that the use of the access or the use of Lower Quarry Road will result in any unacceptable impact on highway safety or severe impact on the highway network. Paragraph 116 of the Framework notes that planning permission should not be refused where such circumstances apply.

Trees

7.12 An arboricultural impact assessment is submitted with the application.

7.13 No trees on the site are the subject of a tree preservation order

7.14 This assessment has involved in a survey of the site showing the position and condition of trees.

7.15 It is concluded that the proposed development will necessitate the removal of 3 trees. All fall within the lower categorisations of justification of retention.

7.16 It is otherwise considered that the additional management of the site resulting from the proposed development will encourage better maintenance of

trees on the site. Together with requirements to secure improvement to biodiversity it would be expected that a conditional approval would deliver additional planting/landscaping. Assessment of BNG suggests that there will be a need for 36 new trees to be planted on the site.

7.17 The arboricultural impact assessment includes submissions which show actions necessary to ensure the continued protection of retained trees.

Ecology and BNG

7.18 A preliminary ecological assessment and the statutory BNG metric are submitted with the application.

7.19 The PEA concludes that the site is of local ecological importance.

7.20 The report sets out in full details of flora and fauna present on the site, assesses the possible impacts on habitat and sets out the means by which such impacts will not only be mitigated but improved as part of securing required levels of BNG.

7.21 The report notes that completion of the proposal as set out would secure BNG of +23% in terms of habitat units and +388% in terms of hedgerow unit gain.

7.22 This represents a clear benefit of the proposed development – a positive in the balance of material considerations undertaken in the determination of the application.

8 Conclusions

- 8.1 Proposed development relating to the existing building on the site is considered to be acceptable in principle and acceptable in terms of national guidance and development plan policy.
- 8.2 It is accepted that the location of the site in the Green Belt impacts on the consideration of the proposed new building.
- 8.3 It is contended that very special circumstances exist to enable the new workshop building to be considered acceptable. These VSC relate to the scope to enable the grade 2 listed barn/cottage to be repaired and brought into a viable use. Without development this is unlikely to take. The site is unattractive for alternative uses, including residential because of the proximity of the adjoining landfill site.
- 8.4 The significance of the heritage asset is limited, reflecting historical setting rather than architectural merit. The proposed development results in no substantial impact on the asset. Any impact which does result is largely positive given the scope to bring the neglected and derelict structure back into active use.
- 8.5 The development is otherwise consistent with policy and requirements relating to amenity, highway safety and tree protection.
- 8.6 The fact that development will trigger the requirement for BNG provides a further positive which is material to the determination of the application.
- 8.7 In the light of the above it is considered that the grant of planning permission and listed building consent is wholly justified.