

Planning Statement

Application: Application for Planning Permission for -

Proposal: Erection of Agricultural Building, Fencing, Retaining Wall and Associated Works (Retrospective)

Site: Town End Farm
17, Flush House Lane
Holmbridge, Holmfirth
HD9 2QY

August 2025

Submitted on Behalf of -
Mr. N. Smith (The Applicant)

Planning Statement

The existing site currently consists of an Agricultural Barn type building that was granted planning permission in October 2023 (Application Number: 2023/62/90070/W). Following planning permission for the development, the Detached Agricultural Building was constructed as shown on the application plans.

The works carried-out resulted in an enforcement notice issued by the council to the applicant following which this retrospective application has been prepared and submitted to the council for planning permission purposes.

The Agricultural Building is a requirement that was previously granted planning permission for the below listed purposes (as detailed and from the approved Design & Access Statement) –

The requirement of the building can be seen as set out below:

- *Provide essential winter housing for the applicants increase in animal stock.*
- *Occasional Summer shelter.*
- *When cattle are turned out for spring the building will be used for shelter of spring lambs.*
- *Provision of dry and secure storage of feed/bedding. This will include bales sized at approximately 3m x 1m x 1m.*

The application would provide an essential building to include:

- *Bull pen*
- *3 followers and 4 breeding cows*
- *Pens for lambing in spring*
- *12 breeding ewes, 26 lambs, 6 lambs to fattening (20 new lambs per year)*

Planning

The applicant's aim is to improve the site and the adjacent farmhouse is currently being altered, refurbished including extension works that was previously granted planning permission for the development.

The intended use of the Agricultural Building is mainly for the rearing and to provide welfare facilities for sheep as previously approved. The Agricultural Building offer's an open plan barn area for the shelter and rearing of animals. It is also to be used for lambing too; note in previous years the 'original barn' accommodated 25 ewes, producing 24 lambs. As the applicant has purchased more grazing land nearby with an area in the region of 50 acres, there is likelihood of an increase in animals.

The accommodation in the Agricultural Building provides a large, elevated hay loft area (for hay storage) with a store room below (for food/farm tools and machinery). The hay loft is open to the main barn area making transfer of hay with ease.

Externally, the building is designed in traditional agricultural style with materials consisting of reclaimed stonework, timber boarding and cladding finish to the sloping roof.

As rural crime is a general on-going issue, the Agricultural Building is designed to be secure with security roller shutters and metal framed doorsets.