
Sent: 29 August 2025 08:30

To: Jessica Irwin <Jessica.Irwin@kirklees.gov.uk>

Subject: Re: FW: Townend Farm.objections to retrospective application.

Objection submitted on 20th August 2025.

The clients retrospective application for an agricultural building with additional external works includes a technical review as an element of the information submitted.

This report commissioned by the client clearly states at the outset that the survey completed relates to the build and related ground works for a new 'domestic dwelling'.

The report states that plateau area of land of approximately 3m in width surrounds the rear of the 'property' before sloping away into the adjacent field. In order to enable safe access to the 'proposed property' a stone gabion wall has been constructed. This wall is described as suitable and in keeping with the aesthetics of the surrounding buildings and boundary walls.

Objection:

The agents referral at numerous points to a domestic dwelling / property not an agricultural building indicates his assessment has been completed on the basis of its technical suitability for groundworks for a domestic build. This corroborates the fact that the building constructed was not built as per approved plans for an agricultural building.

The plateau of 3m in width considerably underestimates the size / dimensions of the hardstanding now established as permanent as opposed to anything enabling for the works duration.

The previous agricultural building on this specific site had both concrete and mesh infill driveways and hard standing areas suitable for large agricultural vehicle use and a holding outdoor area for Dexter cattle. This did not require gabion walling and the gradient of the surrounding land remained unaltered.

This property, domestic dwelling construction, has purposefully created a much larger hardstanding with a surrounding 'garden type, stepped and flat topped stone wall. Not typical for an agricultural building but typical for a non agricultural building. In creating the much larger construction and plateau area, along with ground source heating works the land gradient has been completely altered by the client. The gabion wall now constructed to 'hold' the plateau is neither typical or aesthetically in keeping with anything else in the locality. Its size, it's scope, the only reference to its situ is the use of stone as opposed to pebble infill.

No attempt has been made by the client to modify the scale of this wall leaving it exposed as it would be on a setting other than anything rural or agricultural.

Could confirmation of receipt please be sent. Thankyou.