

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/91760/W
Site Address:	Town End Farm, 17, Flush House Lane, Holmbridge, Holmfirth, HD9 2QY
Description:	Erection of agricultural building, fencing, retaining wall and associated works (retrospective)
Recommending Officer:	Danielle Cooper

DECISION – Full Conditional Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 5-SEP-2025

Officer Report

Site Description

The site comprises an existing building forming part of an agricultural smallholding (Town End Farm, 17 Flush House Lane, Holmbridge), located on the south side of the highway. The land generally slopes downwards to the south and southeast.

The existing building is a design that is typical of an agricultural barn, with a gable roof and is constructed from timber cladding, low rise stone walls and finished in sheet roofing. A hard-surfaced area joins to the main turning and parking area of the farm, offering access to the highway.

Description of Proposal

The Scheme

The application is seeking retrospective planning permission for the erection of an agricultural building, fencing, retaining wall and associated works.

The agricultural building was granted under application ref: 2023/90070 however not been constructed in accordance with the approved plans. This application seeks to regularise the building constructed and to regularise the retaining gabion stone wall/fencing.

The proposed agricultural building would be 13.4m x 10.2m in footprint (136.68m²) with a monopitch roof between a height of 3.4m and 4.9m. The proposal incorporates a part below ground area, and as such the gross internal floor area of the building is 242m².

The building has a stone base, with timber clad walls, and a metal sheet roof. The building incorporates 2 roller shutters to the front elevation with a door and windows. A side door is located to the east side elevation.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Planning Statement dated August 2025

In summary, this sets out that the planning history and that the 2023 approval for the building to be demolished was controversial on the basis it blocked

views due to the height of the building. The requirement for the building approved in 2017 and 2023 is repeated in the submitted planning statement and for clarity is also repeated as follows:

'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).'*

The statement sets out that the applicant intends to use the new building mainly for the rearing / welfare of sheep with the building designed to offer an open barn area for the shelter and rearing of animals. In addition, the statement sets out that the area will be used for lambing also.

Within the statement it is detailed that the existing barn accommodated 25 ewes, producing 24 lambs in the last 12 months and 50 acres of nearby grazing land has been purchased recently with a likely increase in animals as a result. Additional accommodation in the building will provide a large, elevated hay loft (for hay) with a secure store room under (for food and farm implements).

The statement sets out that the hay loft is open as this will allow easier transfer of hay and externally the proposed building has been designed in the traditional local agricultural manner; incorporating local, reclaimed stone and timber boards to the external walls, and metal cladding to the roof. Further to this, it outlines that the roller shutter type doors which are proposed (as well as steel personnel door) are in the interests of security and deterring criminal activity.

A 2m fence is situated adjacent to the rear elevation of the proposed building measuring 19m in width, located behind the existing stone wall facing the highway.

A stone gabion wall is also proposed south-east of the site which has an overall height of 2m due to the topography of the site. A technical review report has been submitted which justifies the requirement of the wall. The report states that the gabion wall is necessary to resist loads acting onto the high-level ground to prevent the ground collapsing.

History of Negotiations / Amendments Received

The planning agent for this application has submitted further information which clarified the use of the building.

Relevant Planning History

The most relevant planning history relates to the following planning applications:-

COMP/24/0201 – Live enforcement case

2023/90070 – Demolition of existing building and erection of detached agricultural building - Conditional Full Permission

2017/93244 – Erection of Agricultural building – Conditional Full Permission

2015/91355 – Erection of Agricultural building – Conditional Full Permission

2013/90656 – Formation of access – Conditional Full Permission

2011/90689 – Formation of access gate and hardstanding area in connection with store/stables - Refused

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (December 2025).

The application has been publicised on the Council's website, by site notice. The expiry date of the publicity period was the 21st Aug 2025.

4 Letters of Objection have been received. The comments have been summarised below:

- The building and associated works have been built in accordance with the 2023 approval.
- No information provided to ensure the building structure or exterior meets animal husbandry standards.
- Concern of the use of the building. It appears it is being used for non farm exclusive vehicle garaging or a domestic dwelling which is also referenced within the submitted technical review.
- The current building and driveway and landscaping does not conform to the type of agricultural building which these purport to be.
- The constructed secondary wall surrounding the 'agricultural' building is not at stock safety height.
- The building has no foul sewage disposal system or waste storage and collection is organised.
- The proposal will detach from the character / setting of the locality and is highly visible.
- The constructed gabion walls and increased hardstanding detracts from this rural setting.
- Inappropriate building within the green belt setting.
- Building constructed is visually large and obtrusive.
- The gabion wall now constructed to 'hold' the plateau is neither typical or aesthetically in keeping with anything else in the locality.
- Concern to whether the site is part of an agricultural holding and the requirement for the building.
- The building techniques and finish is not what was planned for example it has double breeze block walls from floor to ceiling.
- The gabion walling constructed is not necessary.

The objections are addressed within the 'Assessment' section of this report.

Letters of Support

Holme Valley Parish council have stated they support the proposal.

Consultation Responses

None.

Allocation and Policy

The site is within the Green Belt and Strategic Green Infrastructure Network as identified within the Kirklees Local Plan (adopted 2019). The site is within the Holme Valley Neighbourhood Development Plan area and is within landscape character area no.2 (LCA2 – Holme Moorland Fringe) as identified within that plan.

The site is also located within an area with a known presence of Radon and an area with a known presence of Twite birds.

The following legislation, policy and guidance is considered relevant to the determination of this application: -

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP3 Location of new development
- LP7 Efficient and effective use of land and buildings
- LP10 Supporting the Rural Economy
- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP27 Flood risk
- LP28 Drainage
- LP31 Strategic Green Infrastructure Network
- LP51 Protection and Improvement of Local Air Quality
- LP52 Protection and Improvement of Environmental Quality
- LP54 Buildings for Agriculture and Forestry

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley.

Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.

Policy 12 – Promoting Sustainability.

Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter2 Achieving sustainable development

Chapter12 Achieving well-designed places

Chapter13 Protecting Green Belt land

Chapter14 Meeting the challenge of climate change, flooding and coastal change

Chapter15 Conserving and enhancing the natural environment

Supplementary Planning Documents

Kirklees Highway Design Guide (adopted November 2019)

The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).

The Planning and Compulsory Purchase Act 2004.

The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Climate Change
5. Impact upon Drainage / Flood Risk
6. Representations
7. Conclusion

1 – Principle of Development

Policy LP54 of the Kirklees Local Plan sets out that Proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;

- a. the building is genuinely required for the purposes of agriculture or forestry;
- b. the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;
- c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
- d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

Policy LP10 of the Kirklees Local Plan sets out regard must be had to impact of development in the Green Belt. Turning to National Planning Policy, Section 13 ('Protecting Green Belt Land') of the National Planning Policy Framework is relevant and in particular the following paragraphs:-

Paragraph 153. *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'*

Paragraph 153. *'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'*

Paragraph 154. *'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.'*

Paragraph 150. *'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.'*

The content of third party representations and the submitted planning statement is noted, and it is considered that it is reasonable to conclude that the building would be genuinely required for the purposes of agriculture.

It is considered appropriate to ensure this is the case and the building is used for the purposes of agriculture by inclusion of a condition upon any grant of permission which requires the building to be solely used for this purpose.

The impact of the surfacing of the site has the potential to detract from openness of the site, it is considered that a suitable surfacing solution would be a reinforced grass concrete surfacing/similar which can allow for vehicles to pass and also maintain a softer visual appearance. It is recommended that this is secured by condition should planning permission be approved, which has been agreed by the agent. Similarly, the building has been constructed via stone and timber cladding finish which is considered visually acceptable, retaining an agricultural appearance and design of the building.

Inclusion of such conditions would ensure the building would be used for agriculture and the LPA would have control over any future intention to re-use the building.

The proposed gabion retaining wall also has potential to detract from openness of the green belt. A technical review report has been submitted which justifies the requirement of the wall. The report states that the gabion wall is necessary to resist loads acting onto the high-level ground to prevent the ground collapsing. As the retaining consists of stone gabions and is necessary to ensure the ground above does not collapse as a result vehicle moments, it is considered that the proposed wall is acceptable and will not result in such harm that would significantly impact on the openness of the site.

On the basis the impact of the proposal is considered to be acceptable in relation to parts C and D of policy LP54 (discussed in greater length in sections 2 and 3 of this application), taking account of the siting of the building close to existing agricultural buildings, it is considered that the proposal is acceptable and accords with the requirements of policy LP24, LP54 and policies within Chapter 13 of the NPPF.

2 – Impact on character and appearance of the area

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development; it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

Policy 1 of the Holme Valley Neighbourhood Development Plan sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case LCA2 – Holme Moorland Fringe. This sets out that in relation to the built environment the key characteristics relate to distinctive vernacular architecture formed from former laithe and weaver's cottages, along with farmhouses, barns and public buildings. It goes on to set out that building materials include millstone grit in properties and boundary walls and details often respond to the harsh climatic conditions

In terms of landscape character, LCA2 sets out there are many elevated vantage points with panoramic and long-distance views across the settled valley floor of the River Holme, key vistas into the Holme Valley, agricultural fields are enclosed by stone walls and deciduous tree cover.

Policy 2 of the Holme Valley Neighbourhood Development Plan states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

The proposal building would be constructed with a mono pitch roof which slopes downwards from the south eastern elevation to the south western elevation which is closest to the highway. The proposal would see openings to the south western elevation consisting of two roller shutter doors (first floor shutters proposed for access serving the hay loft), one pedestrian door and a pedestrian door to the east side elevation.

The proposed materials of the building are stone and timber cladding which is considered visually acceptable, retaining an agricultural appearance and design of the building which helps to mitigate impact on the openness of the green belt being akin to other agricultural buildings.

No details relating to artificial lighting have been provided as part of this application. The visual impact of the development could be significantly increased as a result of artificial lighting being implemented to and around the building. It is therefore recommended that in the event that planning permission be approved, a condition is imposed which requires details of artificial lighting to be agreed and implemented prior to installation.

It is noted that concerns have been raised in relation to the visual impact of the proposal. It is considered that the appearance of the building would be

that of a scale and design which would typically be expected to be seen in an agricultural setting. The building is in close proximity to other agricultural buildings and would read as part of the wider agricultural setting / use of the land. The roller shutter doors would be of a design with internal housing for the mechanical elements of the door and it is considered this, in combination with the timber and stone materials of construction would have an acceptable visual impact which is not out of place for the setting within which it would be viewed. The first floor roller shutter to serve the hayloft would continue the functional agricultural design.

As noted previously, the proposed gabion retaining wall also has potential to detract from openness of the green belt. A technical review report has been submitted which justifies the requirement of the wall. The report states that the gabion wall is necessary to resist loads acting onto the high-level ground to prevent the ground collapsing. As the retaining consists of stone gabions, and is necessary to ensure the ground above does not collapse as a result vehicle moments, it is considered that the proposed wall is acceptable and will not result in such harm that would significantly impede on the character and appearance of the openness of the site.

A 2m fence is situated adjacent to the rear elevation of the proposed building measuring 19m in width, located behind the existing stone wall facing the highway. Due to the location of the fence, it is not considered that it will result in any adverse visual impact to the character and appearance of the green belt setting and is therefore acceptable.

It is therefore considered that taking account of the submitted details, requirements of the aforementioned policies and on the basis of the inclusion of the recommended conditions the proposal would have an acceptable visual impact in this case.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Policy LP52 is considered to be of relevance and sets out that development must be considered in relation to potential for increases from pollution, in this case the relevant possible increases could relate to noise, light & odour emissions.

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Policy 2 of the HVNDP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

The new building, which is of modest scale in terms of operations, is not considered to significantly increase the impact of the site / land than that which exists already given the keeping of livestock and the storage of waste is already undertaken from the site. It is therefore considered the proposal would not create a significant impact in terms of noise and odour associated with the use that is greater than that which currently exists.

The size, scale and distance from neighbouring properties is such that the proposal would not significantly impact in terms of being overbearing / oppressive or leading to unacceptable levels of overshadowing. Furthermore, given the nature of the use of the building and orientation / distance from neighbouring occupiers it is considered the development would not lead to significant levels of overlooking of neighbouring occupiers in this case.

It is therefore considered the proposal is acceptable in regard to residential amenity.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The existing access and drive will be utilised. The proposed agricultural building is not expected to result in a significant increase in vehicle trips than existing; if there were to be an intensification, officers consider this would not be great enough as to have a severe impact on the operation or efficiency of the local highway network. As such, officers consider the application to be acceptable on highways grounds.

As such it is considered that the development is acceptable in this regard, in accordance with aforementioned policies.

5. Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Policy 12 of the HVNP sets out that all new buildings should aim to meet a high level of sustainable, design and construction and be optimised for energy efficiency, targeting zero carbon emissions.

In this case, due to the nature of the proposal it is considered reasonable not to require the applicant to put forward any specific resilience measures. However, the Climate Change Statement does state that the materials for the building will be locally sourced.

6. Ecology

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). As the development is retrospective, there is no required for BNG to be provided in respect of the aforementioned legislation as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The proposal is therefore considered to comply with Policy LP30 of the Kirklees Local Plan.

7. Impact upon Drainage / Flood risk

Policies LP28 and LP27 are relevant insofar as they refer to foul / surface water drainage & flood risk.

Taking into account the submitted detail and the scale of the proposal, it is considered that the impact in terms of surface and foul water drainage would

not significantly increase as a result of the development. It is considered that the use of concrete to areas of hard standing could increase this impact and, given grasscrete would have a softer appearance and would also allow for water to permeate through the surfacing, it is appropriate to include a condition of any grant of permission which requires all areas to be hard surfaced to be surfaced in a grasscrete surfacing.

8. Representations

4 Letters of Objection have been received. The comments have been summarised below:

- The building and associated works have been built in accordance with the 2023 approval.

Officer response : This comment is noted and has been assessed accordingly. It is also noted that there is a live enforcement case which resulted in the submission of this planning application.

- No information provided to ensure the building structure or exterior meets animal husbandry standards.

Officer comment: This comment is noted, however this is not a material planning consideration however the building constructed is considered acceptable.

- Concern of the use of the building. It appears it is being used for non farm exclusive vehicle garaging or a domestic dwelling which is also referenced within the submitted technical review.
- The current building and driveway and landscaping does not conform to the type of agricultural building which it purports to be.

Officer comment: This comment is noted. The agent has submitted further information which clarifies the use of the building to be used for agricultural purposes. Furthermore, in the event that planning permission be approved, condition is recommended to be attached to ensure the building is used for agricultural purposes only.

- The constructed secondary wall surrounding the 'agricultural' building is not at stock safety height.

Officer comment: This comment is noted, however the wall constructed is not considered to raise any general safety concerns.

- The building has no foul sewage disposal system or waste storage and collection is organised.

Officer comment: This comment is noted, however it is considered that waste storage and collection will be provided in conjunction with the main

dwellinghouse at the site, and as existing and therefore raises no concerns.

- The proposal will detach from the character / setting of the locality and is highly visible.
- The constructed gabion walls and increased hardstanding detracts from this rural setting.
- Inappropriate building within the green belt setting.
- Building constructed is visually large and obtrusive.
- The gabion wall now constructed to 'hold' the plateau is neither typical or aesthetically in keeping with anything else in the locality.

Officer comment: Comments in regard to impact on visual amenity and the green belt setting have been assessed within the Assessment section of this officer report. It is also noted that permission has been previously granted for the proposed agricultural building.

- Concern to whether the site is part of an agricultural holding and the requirement for the building.

Officer comment: As established within the previously approved application, 2023/90070. the site is in partly used for agricultural purposes and evidence provided that the new building is required for farming of animals. Furthermore, in the event that planning permission be approved, condition is recommended to be attached to ensure the building is used for agricultural purposes only.

- The building techniques and finish is not what was planned as it has double breeze block walls from floor to ceiling.

Officer comment: This comment is noted, however as the building has a timber clad finish, with a stone base, noted on a site visit, it is considered visually acceptable.

- The gabion walling constructed is not necessary.

Officer comment: A technical review report has been submitted which justifies the requirement of the wall. The report states that the gabion wall is necessary to resist loads acting onto the high-level ground to prevent the ground collapsing. As the retaining consists of stone gabions, and is necessary to ensure the ground above does not collapse as a result vehicle moments, it is considered that the proposed wall is acceptable.

Holme Valley Parish council have stated they support the proposal.

Officer comment: Comment noted.

The application is addressed on the basis of its own merits and the detail submitted which is considered to be satisfactory to enable the LPA to make

an informed decision relating to this proposal and also the consideration of potential future development of the site where this is relevant to consideration of this case.

Any alternative use of the building would need an application for change of use should it not be used for agricultural purposes.

9. Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/91760

Officer Recommendation: Conditional Full Permission

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with policies LP1, LP2, LP3, LP7, LP10, LP21, LP22, LP24, LP27, LP28, LP31, LP51, LP52& LP54 of the Kirklees Local Plan, policies 1, 2, 12 and 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 12, 13 14 and 15 of the National Planning Policy Framework.

2. The development hereby permitted shall be used only for the purpose of agriculture, as defined in Section 336 (l) of the Town and Country Planning Act, 1990 (as amended), and for no other purpose whatsoever.

Reason: So as to protect the openness and special character of the Green Belt in accordance with Policy LP54 of the Kirklees Local Plan and Chapter 13 of the National Planning Policy Framework

3. No external artificial lighting shall be erected within the site, unless and until details of size, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details and maintained whilst ever it remains in situ.

Reason: In the interests of visual and residential amenity to accord with policy LP24 and LP52 of the Kirklees Local Plan and the policies contained within chapters 12 and 15 of the National Planning Policy Framework.

4. Prior to the development being brought into use, the approved vehicle turning, access and parking areas shall be surfaced using reinforced grass surfacing installed and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of the openness of the green belt, visual amenity and surface water drainage to accord with policies LP24, LP27 and LP28 of the Kirklees Local Plan, the Council's adopted Highways Design Guide and the policies within Chapters 12 & 13 of the National Planning Policy Framework

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	EX-01		26/06/2025
As-Built Site Plan and Retaining Wall Elevations	PL-01		26/06/2025
As Built Elevations	PL-03		26/06/2025
As Built Floor Plans	PL-02		26/06/2025
Climate Change Statement			26/06/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. The agent provided information to clarify the use of the building.

Report Dated: