
From: Cllr Donna Bellamy <Donna.Bellamy@kirklees.gov.uk>

Sent: 12 February 2026 00:00

To: Danielle Cooper <Danielle.Cooper@kirklees.gov.uk>

Subject: RE: 2025/92724 - Moor Ford Barn, 146, Red Lane

Hi Danielle,

Thank you for the update.

I'm disappointed to see that it has been decided that both applications will be determined under delegated powers, particularly as I had specifically requested that they be referred to Planning Committee if you were minded to recommend refusal.

Given the ongoing professional disagreement over the factual basis and interpretation of the previous appeal decisions, I remain of the view that these applications raise matters which would benefit from member-level scrutiny. In particular:

- The Inspector did not take issue with the scale or appearance of the stables or the permanent and substantial nature of the barn, and the main concern appears to relate to the cumulative impact of hardstanding. Much of this surfacing has been in place for over ten years, is lawful, and a significant proportion lies outside the application red line or in third-party ownership. The extent to which the relatively modest additional surfacing now proposed materially harms

the openness of the Green Belt is, in my view, a matter of planning judgement that members should be able to consider in the round.

- Both proposals appear capable of falling within categories of development regarded as appropriate in the Green Belt under paragraph 154 of the NPPF (outdoor recreation facilities and re-use of existing permanent buildings), and this balance between principle of development and perceived harm is something I feel members should have the opportunity to debate openly.
- The uses support a small rural business and local employment, which aligns with Local Plan objectives and the NPPF's support for sustainable rural development.

For these reasons, I would still respectfully request that the decision to determine these applications under delegated powers is reconsidered and that they are taken to Chairs' Briefing again with a view to referral to Planning Committee.

I appreciate the update and your time in progressing these applications, but I also wanted to formally place my concerns on record.

Kindest regards

Donna Bellamy
Kirklees Councillor for the Holme Valley North Ward

