

**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:	2025/62/92724/W
Site Address:	Moor Ford Barn, 146, Red Lane, Meltham, Holmfirth, HD9 5ND
Description:	Erection of stables and formation of hardstanding
Recommending Officer:	Danielle Cooper

DECISION - Refused

I hereby authorise the refusal 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: 16-Feb-2026

SITE AND SURROUNDINGS:

Moor Ford Barn is a semi-detached dwelling, faced in stone with a tiled gable roof. Land associated with the property is within a relatively large plot, whereby several barn style outbuildings are located within the wider curtilage, to the rear of the dwelling. The site is within a rural location, with only one neighbouring property located within the immediate location, the adjoining semi-detached property of No. 148 Red Lane.

The application site is allocated within the Green Belt in the Kirklees Local Plan.

A bridleway runs adjacent to the front boundary of curtilage of the site.

A culverted watercourse runs adjacent to the front boundary of the site.

PROPOSAL:

The application is seeking planning permission for the erection of stables and formation of hardstanding.

The building is 'L' shaped and faces towards the south. Accommodation includes 5 stables and a foaling box.

The maximum width of the stables is 16.6 metres, with a maximum length of the 9 metres, and the ridge height of the stables is 3.5 metres.

The stables are faced in timber.

Concrete hardstanding surrounds the stables to all elevations.

A blockwork wall surrounds the stables to the side and rear elevations, with fencing to the front elevation.

Access is straight up the access road to the hardstanding.

RELEVANT PLANNING HISTORY (including enforcement history):

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

- 2007/94399 – Change of use of part of barn and alterations to extend existing dwelling and change of use and alterations to convert existing barn to one dwelling. Granted Conditional Full Permission.
- 2023/91423 – Erection of stables and formation of hardstanding. Refused for the following reasons:

1. The size, scale and use of the building, in conjunction with the associated hard standing constitutes inappropriate development within

the Green Belt which would have a harmful impact upon openness and leads to encroachment within the Green Belt. No very special circumstances have been demonstrated that are sufficient to clearly outweigh the harm by reason of inappropriateness. The development is therefore contrary to Policies LP2 & LP56 of the Kirklees Local Plan and policies contained within Chapter 13 of the National Planning Policy Framework.

2. By virtue of the scale of the use, additional built form and associated hardstanding the development has a harmful impact on the visual and spatial openness of the Green Belt which fails to respect or enhance the rural character and appearance of the area. The development is therefore contrary to Policies LP2, LP24 & LP56 of the Kirklees Local Plan, and policies contained within Chapters 12 & 13 of the National Planning Policy Framework.

An appeal was submitted and dismissed with the inspectorate concluding that:

'The erection of the stables and laying of hardstanding is inappropriate development in the green belt, contrary to paragraph 154(b) of the Framework. The development also conflicts with policies LP2 and LP56 of the Kirklees Local Plan (LP) (adopted February 2019). These seek, among other things, to ensure that in the Green Belt appropriate facilities associated with outdoor sport, outdoor recreation or cemeteries will normally be acceptable as long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it. Development should also ensure that they do not introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.'

- 2023/92960 – Change of use and alterations to barn to form boarding kennels/dog grooming/pet food shop. Refused for the following reasons:

1. The use of the building constitutes inappropriate development in the Green Belt which would have a harmful impact upon openness and leads to encroachment within the Green Belt. No very special circumstances have been demonstrated that are sufficient to clearly outweigh the harm by reason of inappropriateness. The development is contrary to Policies LP2, LP10 & LP60 of the Kirklees Local Plan and policies contained within Chapter 13 of the National Planning Policy Framework.

2. By virtue of the scale of the use and commercialised appearance, the development has a harmful impact on the visual and spatial openness of the Green Belt which fails to respect or enhance the rural character and appearance of the area. The development is contrary to Policies

LP2, LP24 & LP60 of the Kirklees Local Plan, and policies within Chapters 12 & 13 of the National Planning Policy Framework.

An appeal was submitted and dismissed with the inspectorate concluding that:

'The urbanising effects of the hardstanding and increased number of vehicles is inappropriate development in the green belt, contrary to paragraph 154(h)(iv) of the Framework. The development also conflicts with policies LP2, LP10 and LP60 of the LP. These seek, among other things, to ensure that in the Green Belt the conversion or re-use of buildings in the Green Belt will normally be acceptable where the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings.'

- 2025/92721 - Change of use and alterations to barn to form boarding kennels/dog grooming/pet food shop – Pending consideration

HISTORY OF NEGOTIATIONS (including revisions to the scheme):

Amendments were not requested during the application process as the application is retrospective and the stables have already been constructed. However, correspondence was conducted during the course of the application.

The application was requested to be heard at the District Wide Planning Committee by Ward Councillor Donna Bellamy for the following reasons:

- Green Belt Impact: Both proposals represent appropriate forms of development in the Green Belt under paragraph 154 of the NPPF — the stables relate to outdoor recreation, and the barn conversion involves the re-use of an existing permanent structure. The amount of additional hardstanding is minimal, and much of what is there has been in place for well over ten years. The overall visual and spatial impact on openness is, I feel, limited and already well assimilated into the landscape.
- Support for the Rural Economy: The business provides local employment and contributes positively to the rural economy, which is consistent with Local Plan Policies LP10 and LP56 and with the NPPF's objectives for supporting sustainable rural development.
- Character and Appearance: The development sits comfortably within its rural setting and does not appear out of keeping with the existing buildings or the surrounding landscape.

Officer update: *The application was discussed with the Chair of the District Wide Planning Committee on the 11th February 2026. It was decided that the*

application be determined under delegated powers due to the planning history of the site and the outcome of the previous appeals.

PLANNING POLICY:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is allocated within the Green Belt in the Kirklees Local Plan. A bridleway runs adjacent to the front boundary of the site. A culverted watercourse runs adjacent to the front boundary of curtilage of the site.

The site is within an area at low risk of ground movement as a result of former mining activity.

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

Kirklees Local Plan (2019):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety and Access
- LP22 – Parking
- LP23 – Core Walking and Cycling Network
- LP24 – Design
- LP28 – Drainage
- LP51 – Protection and Improvement of Local Air Quality
- LP56 – Facilities for outdoor sport, outdoor recreation and cemeteries

Supplementary Planning Guidance / Documents:

- Kirklees Highways Design Guide (2019)
- National Design Guide
- Waste Management Design Guide for New Developments (Version 5, October 2020)
- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)

National Planning 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. In this case the Technical housing standards –

nationally described space standard guidance document (dated March 2015) is considered to be of relevance

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications with the following chapters of relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Promoting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.
- The Conservation of Habitats and Species Regulations 2017

PUBLIC/LOCAL RESPONSE:

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2024) which was in force at the time of registering the application and undertaking publicity.

The application was publicised by site notice and press advertisement, which expired on 21st November 2025. As a result of the above publicity, 3 representations have been received. The representations submitted are all in objection.

The comments have been summarised below:

- Concern regarding the size of the stables and its impact it has on the surrounding landscape and openness.
- The stable block is visible from public vantage points.
- The bridle way and surrounding area should remain unspoiled.
- The stables appear larger than what would be required.

- Part of the stables appears to be used for dog kennels.
- The submitted plans and information are incorrect.
- Concern of correct land ownership.

Councillor Donna Bellamy has submitted the following representation:

- 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.

CONSULTATION RESPONSES:

Meltham Town Council – Application noted.

KC Public Rights of Way (PROW) – No response.

The response of the above listed consultee are discussed in greater length within the 'Assessment' section of this report.

MAIN ISSUES

- Principle of development
- Impact on visual amenity
- Impact on residential amenity
- Impact on highway safety
- Climate Change
- Other Matters
- Representations
- Conclusion

APPRAISAL

Principle of development

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

The National Planning Policy Framework states under paragraph 154 that the construction of new buildings in the Green Belt should be regarded as inappropriate development, with a number of exceptions subsequently listed. One of these is the under section b) which sets out the following can potentially be acceptable:-

“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 ground and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including and within it”

Paragraph 143 of the Framework sets out the purposes of including land within the Green Belt as being the following:-

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another
- (c) to assist in safeguarding the countryside from encroachment
- (d) to preserve the setting and special character of historic towns
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Policy LP56 of the Kirklees Local Plan states, amongst other things, that in the Green Belt proposals for appropriate facilities associated with outdoor sport and recreation will normally be acceptable as long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it.

Policy LP56 sets out that proposals should ensure that the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated. Furthermore, this policy requires that developments ensure it would be unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.

Planning permission is sought for the erection of stables and formation of hardstanding.

Upon visiting the site, the case officer is satisfied that the stables are being used for equestrian use only.

The principle of the development is informed by whether the proposal is considered to impact upon the openness of the Green Belt or conflict with any of the purposes of including land within the Green Belt. This is considered as follows:-

1. *The effect of the proposal on the openness of the Green Belt and on the character of and appearance of the area:*
2. *Whether the development conflicts with any of the purposes of including land within the Green Belt*
3. *Very special circumstances*

Case law (Turner v Secretary of State for Communities and Local Government [2016] EWCA) establishes that the concept of openness is open textured and that several factors are capable of being relevant when applying it to the particular facts of a specific case. National Planning Practice Guidance broadly identifies openness as being divisible into spatial and visual aspects.

The surrounding area is predominantly rural and tranquil in character, with minimal built form.

It is important to note that this application submitted is an identical application to the refused 2023/91423 planning application. The 2023 application was subsequently appealed by the applicant and dismissed by the Planning Inspectorate. The Planning Inspector stated within the appeal decision that *'Taken together, the erection of the stables and laying of hardstanding is inappropriate development in the green belt, contrary to paragraph 154(b) of the Framework. The development also conflicts with policies LP2 and LP56 of the Kirklees Local Plan (LP) (adopted February 2019).'*

Within the submitted Planning Statement the agent has stated that the hardstanding laid within the site has been in situ for more than 10 years. It is argued that this should be taken into consideration when assessing this application as the hardstanding is now lawful, and that not all of the hardstanding is within the applicant's ownership. Whilst the Local Planning Authority could accept that the majority of the hardstanding for vehicle access is now lawful, and that not all of the land is within the applicant's ownership, this has not been sought to be regularised through a Certificate of Lawfulness. Furthermore, the Local Planning Authority do not consider this factor to outweigh the harmful impact that built form and associated activities at this site has had on openness of the green belt setting

To add to the above, this planning application must be assessed in conjunction with the submitted retrospective application (ref: 2025/92721) on

the site which proposes the change of use and alterations to a barn to form boarding kennels/dog grooming/pet food shop.

The Local Planning Authority consider the development that has occurred on this site collectively adversely impacts on the openness of the green belt setting.

The proposed introduction of the stable block, although large in scale is considered to be designed in a way which resembles a building normally associated with an equestrian use which would be associated with sport / recreation.

It is also noted that an extensive area of hardstanding has been laid surrounding the stables.

The Local Planning Authority consider the overall cumulative impact of incremental development and associated activity at the application site, through the erection of the stables, expanse of hardstanding on site, and the change of barn use to a mixed use with associated increase in vehicle activity, to harm both the visual and spatial openness of the green belt which also contributes to encroachment.

It is therefore considered that the proposed stables and associated hardstanding surrounding the building is contrary to Policies LP2 and LP56 of the Kirklees Local Plan and the guidance set out in Chapter 13 of the National Planning Policy Framework (NPPF).

The submitted Planning Statement is not considered to set out any very special circumstances that would clearly outweigh the harm caused to the Green Belt from the development proposed. In the absence of clearly identifiable very special circumstances that set out other considerations that clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm, it is considered the principle of development is unacceptable.

It is also noted that the agent has suggested that the materials of the existing hardstanding could be amended in an attempt to reduce the overall impact it has on openness. However, it is considered that amending the materials of the hardstanding would not address the points made above or those of the Inspector in the dismissed appeal (app ref: 2025/92724) in regard to the cumulative impact of development on site.

The principle of development is therefore considered unacceptable as detailed above.

Impact on visual amenity

Paragraph 135 of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Policy LP24 (part a) of the Kirklees Local Plan sets out that

proposals should respect and enhance the character of the townscape, heritage assets and landscape.

The site is located within an area of open countryside whereby development is sporadic and consists generally of isolated farmsteads and dwellings surrounded by expanses of agricultural fields. Roads are generally narrow and lined by dry stone walls. Taken together, the local area is overwhelmingly rural and tranquil in character with little built form.

Notwithstanding considerations relating to the openness of the Green Belt as noted above, it is considered that the building is constructed from materials which are not uncommon for this type of development, faced in timber.

However, the land surrounding the site is open and commands a prominent view from a wide distance, with the size/scale and siting of the stables considered to be unacceptable (detailed within the 'Principle of Development' section above). The significant extent of existing and new hardstanding around the stables, as well as the various forms of boundary treatment, further urbanises the appearance of the proposal, conflicting with the rural setting of the site.

In this case, it is not considered that the proposal would respect the character of the landscape, which is of an open character. The impact of the proposal is exacerbated further by the use of part of the building for dog kennelling and/or grooming, which adds further urbanising features to the proposal, with the introduction of elements which can be interpreted as commercialised as well as the associated increased vehicular activity.

As such, the development is not concluded to be acceptable in terms of its visual impact, having a harmful impact upon the open character of the countryside location of the site, contrary to policies LP2 and LP24 of the LP, which state that development should ensure that the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape. This is also contrary to paragraph 135 of the Framework, which advises that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting.

Impact on residential amenity

Policy LP24 (part b) of the Kirklees Local Plan requires of developments, inter alia, a good standard of amenity for future occupants and neighbouring occupiers, as well as a minimising of the impact on residential amenity of future and neighbouring occupiers.

The location of the stables would be to the rear of the host property and would be located to the northeast of the attached neighbouring property of 148 Red Lane, located approximately 36 metres from the siting of this neighbouring property.

Given the location of the proposed stables in conjunction with the siting of this neighbouring property and its amenity space, it is not considered that the proposed stable building would result in undue impacts of overbearing or overshadowing for the occupiers. In addition, given the principle of development sought, it is not considered that the stables would impede negatively upon the residential privacy of the occupiers of No. 148 Red Lane.

With regard to matters of pollution, including noise and odour, given the considerate scale of the stables which is for personal use, the local planning authority do not consider the development to result in unacceptable levels of such environmental impacts that would warrant a refusal and is therefore acceptable. It is also noted that KC Environmental Health on the previous 2023/91423 application raised no concerns on environmental health grounds.

As such, based on the information available, it is considered that the proposal would be acceptable from a residential amenity perspective, concluded to appropriately comply with Policy LP24 of the Kirklees Local Plan.

Impact on highway safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application.

This is a retrospective application for the erection of stables and formation of hardstanding at Moor Ford Barn, 146, Red Lane, Meltham, Holmfirth.

The stables and hard standing are located at the northern end of the Moor Ford Barn site.

Access is as existing from Red Lane (Bridleway Meltham 69/20). There is sufficient space within the site and the red line boundary to allow for off-street parking and internal vehicle turning.

Given that this proposal utilises an existing access and sufficient space for off-street parking and turning there are no objections to the proposal on highway grounds

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 predates 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.

The proposal has been constructed from timber which is considered to be of an appropriate material to help promote carbon reduction. As such, no specific measures are required in terms of the planning application with regards to carbon emissions. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

Other Matters

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

It is noted that the site is not located within a bat layer and it is therefore not considered necessary to have bat boxes installed to the building.

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

Bridleway:

A bridleway runs adjacent to the front boundary of curtilage of the site.

Given that the proposed stables would retain a separation distance of approximately 50 metres from the bridleway, it is not considered that the structure would impact negatively upon the continued function or use of this public bridleway.

It is also noted that KC PROW did not object to the previous application at the site (2023/91423), recommending the inclusion of an informative to ensure that it not be interfered with or obstructed prior to, during or after development works.

Drainage:

A culverted watercourse runs adjacent to the front boundary of curtilage of the site.

The stables are located approximately 50 metres from this culverted watercourse and therefore, it is not considered that the development poses detriment to this feature.

The scale of the development is not considered to lead to surface water run off which is to a significant degree given the distance of the site from the highway this run off would be accommodated by adjoining land. Any surface water run off to third party land would be a civil matter between the land owners in the event it caused property damage and as such it is considered this is a consideration which can be afforded little weight in the consideration of this case.

Representations

The application was publicised by site notice and press advertisement, which expired on 21st November 2025. As a result of the above publicity, 3 representations have been received. The representations submitted are all objection letters. The comments have been summarised below:

- Concern regarding the size of the stables and its impact it has on the surrounding landscape and openness.
- The stable block is visible from public vantage points.
- The bridle way and surrounding area should remain unspoiled.
- The stables appear larger than what would be required.

Officer comment: *The above comments are noted. Impact on openness and visual amenity have been assessed within sections 10 and 11 of this report.*

- Part of the stables appears to be used for dog kennels

Officer comment: *The case officer concludes that the no part of the stables was being used as a dog kennel.*

- The submitted plans and information are incorrect.

Officer comment: *The submitted information is considered acceptable as submitted.*

- Concern of correct land ownership.

Officer comment: *Certificate of Ownership B has been submitted with the relevant parties being served notice. As such the case officer does not have concern over the submitted red line boundary. Notwithstanding this, matters relating to land ownership are a private civil matter.*

Meltham Town Council – Application noted.

Officer comment: *The above comment is acknowledged.*

Councillor Donna Bellamy has submitted the following representation:

- 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.

Officer comment: *It is not the hardstanding on its own that raises concern, it's the overall cumulative impact of incremental development and associated activity at the application site that that has resulted in harm to both the visual and spatial openness of the Green Belt and contributes to encroachment, contrary to local and national policy. Given the use of the business which will attract customers to the application site, the proposed development will result in increased vehicle activity to the site. As such the principle of development is not acceptable.*

This application is for the erection of a stables and as such matters relating to supporting rural businesses are not relevant for this application submitted.

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 that the development would not constitute sustainable development and is, therefore, recommended for refusal.

For the reasons set out in sections 10 & 11 of this report, the development is considered to constitute inappropriate development in the Green Belt, having a harmful visual impact upon the countryside setting and wider locality.

The proposal is therefore considered contrary to Policy LP2 which seeks to ensure all development proposals build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places.

Recommendation

Refuse

Decision Authorisation - Delegated Powers

Application Number: 2025/92724

Officer Recommendation: Refuse

Reasons:

1. The Local Planning Authority considers that the cumulative impact of the stables, together with the incremental development and associated activities on the site which includes the extensive hardstanding, the change of use of the barn to a mixed use, and the resulting vehicle movements to constitute inappropriate development within the Green Belt which would have a harmful impact upon openness and leads to encroachment within the Green Belt. No very special circumstances have been demonstrated that are sufficient to clearly outweigh the harm by reason of inappropriateness. The development is therefore contrary to Policies LP2 & LP56 of the Kirklees Local Plan and policies contained within Chapter 13 of the National Planning Policy Framework.
2. By virtue of the scale of the use, additional built form and associated hardstanding the development has a harmful impact on the visual and spatial openness of the Green Belt which fails to respect or enhance the rural character and appearance of the area. The development is therefore contrary to Policies LP2, LP24 & LP56 of the Kirklees Local Plan, and policies contained within Chapters 12 & 13 of the National Planning Policy Framework.

Plans and Specifications Table:

Plan Type	Reference	Version	Date Received
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Plans, Elevations and Views	2314-01		10/10/2025
Climate Change Statement			10/10/2025
Supporting Planning Statement			29/09/2025

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 Planning Authority has, 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. Amendments were not requested during the application process as the application is retrospective and the stables have already been constructed. However, correspondence was conducted during the course of the application.