



Application Number	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Totties Garden Centre And Nursery
Address Line 1	Downshutts Lane
Address Line 2	Totties
Address Line 3	Kirklees
Town/city	Holmfirth
Postcode	HD9 1AU

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
415747	408323

Description

Applicant Details

Name/Company

Title

Mr

First name

Rob

Surname

Swinn

Company Name

Address

Address line 1

Totties Garden Centre And Nursery

Address line 2

Downshutts Lane

Address line 3

Totties

Town/City

Holmfirth

County

Country

Postcode

HD9 1AU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

Agricultural Barn - Steel framed building clad with insulated metal sheeting in Juniper Green colour. Roof to include translucent roof lights to reduce use of electrical lighting.
Structure to include 2 x roller shutter doors to allow for tractor and machinery access / use, and 2 x pedestrian access doors.

Please state the dimensions of the building

Length

30metres

Height to eaves

5.5metres

Breadth

15metres

Height to ridge

7metres

Please describe the walls and the roof materials and colours

Walls

Materials

Insulated metal clad sheeting

External colour

Juniper Green - To match existing building on site and blend in with the rural environment.

Roof

Materials

Insulated metal clad sheeting and translucent roof lights.

External colour

Juniper Green - To match existing building on agricultural site and blend in with the rural environment.

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

5.8

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

70

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The building is required to cater for the growing needs of the agricultural business. The building will provide a multi-functional space that can be adapted for the seasonal needs of the business. For example it will be used for "Lambing" in Spring.(we currently have 32 ewes) and are growing our flock of sheep, it will also be used for storing hay, winter feed etc. We will also use it for storing our agricultural machinery, which is currently outside and depreciating quicker than we would like, and as a consequence requiring more maintenance. In November and December it will be used for harvesting and netting our Christmas trees. These are better kept in a cool shaded environment to maintain quality before we sell them in December. We have just purchased a "Kindling" machine so we can recycle any wood waste from our home grown Christmas trees, and any packaging such as pallets and crates that enter our site, and turn this waste into a saleable product. The proposed barn will give us space to do this especially between Christmas and "Lambing time" when other jobs can't be done. Having an agricultural barn that can be used to support our various seasonal needs, help iron out some of the peaks and troughs in our work, and help support income generation for the agricultural business will help secure our future as a local business and employer.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Yes. The barn design includes two large roller shutter doors allowing machinery to be driven in and out without taking up space for turning around and also reducing machinery movements. The cladding will be insulated to help maintain a cool temperature in Autumn, this is especially important to us late October through to December to maintain the quality of our harvested trees. This November (2025) has been especially challenging as we have had some very warm sunny days that we have had to protect our harvested trees from, with Nov 5th being the warmest ever on record. The design also includes some translucent roof panels making the barn usable without having to switch on any lights for most of the year and keeping power consumption low. The barn will be situated next to our internal roadway reducing the need for additional roads / tracks / hard standing, and be close to our harvesting areas. We will harvest water run-off from the roof into a bank of IBCs. These can then be used throughout our site for watering produce, reducing our mains water usage and costs, and contribute towards our recycling and environmental ethos.

The proposed agricultural barn will be a multi-function space. This is necessary to cater for the various seasonal and overlapping needs of our agricultural business.

It will support agricultural activities including;

Lambing, storage of Hay and winter feed, harvesting and storage of trees prior to sale, storage of agricultural machinery and tractors, recycling our tree waste into kindling. This is not an exhaustive list, and the barns main functions will change with the seasons and demand, as does our agricultural work.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

7.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rob Swinn

Date

12/12/2025