



Meltham Road

Honley

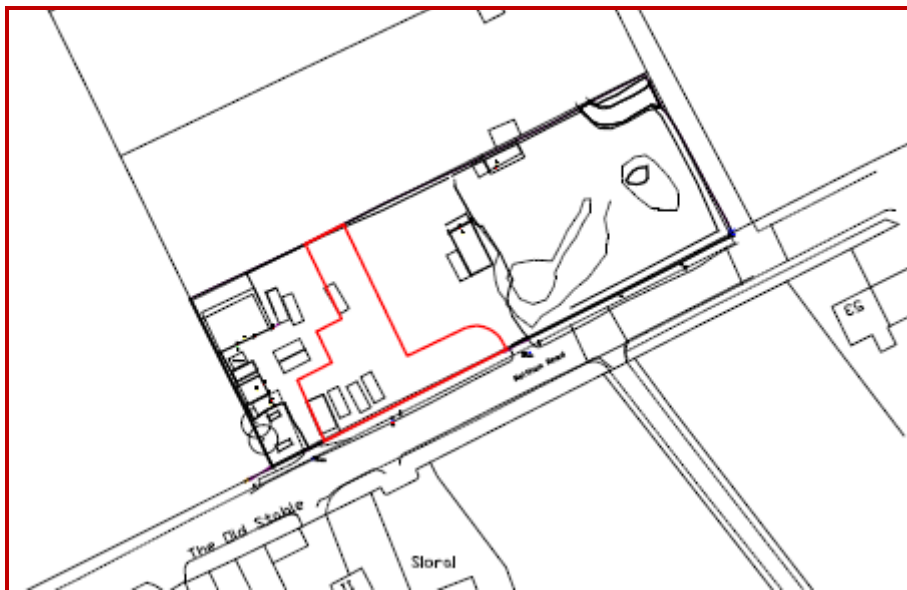
Use of Land as Part of Builders Yard

Introduction

This report has been produced by AKPlanning in support of a planning application for the use of land as part of a builders yard. It will explain the use and cover the main planning policies.

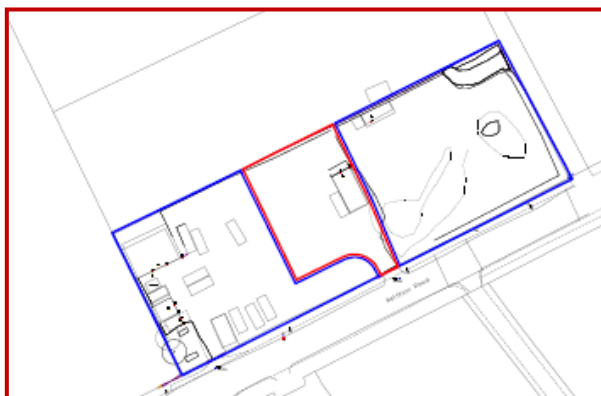
Site Location and Description

The area shown in red is the application site, the land to the east and west are used for a builders yard. The land is all in one ownership.



Site History

Enforcement action was taken against the use. The outcome of this action was that many areas could be used as a builders yard but the area of this application did not have definitive proof of 10 years continuous use, therefore could not be said to be authorised.



Since that decision approval has also been given for a new dwelling to be occupied by the owner of the yard, the siting of which is shown adjacent.

The site history reveals that there is a lawful use over a lot of the site for a builders yard and an extant permission for a single dwelling. The only area of land left that does not have a lawful use is the site of this application.

Planning Policy

The site lies within the Green Belt. The 2026 NPPF includes the following policy: -

GB7: Development which is not inappropriate in the Green Belt

1. The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances...

f. Certain other forms of development, provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are:

iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);...

It is our argument that policy GB7 1 (f) (iii) allows material changes of use if there is no significant conflict with Green Belt purposes.

The 5 purposes of green belt are: -

- a. Check the unrestricted sprawl of large built-up areas;*
- b. Prevent neighbouring towns merging into one another;*
- c. Assist in safeguarding the countryside from encroachment;*
- d. Preserve the setting and special character of historic towns; and*
- e. Assist urban regeneration by encouraging the recycling of derelict and other urban land.*

It is our case that given the existing surrounding use, the grant of permission for a new dwelling and the small area that is subject of this application; none of the 5 purposes are affected and there s certainly no significant conflict.

Conclusion

The proposed change of use simply matches the surrounding use. There is no significant conflict with the 5 purposes of the Green Belt therefor the proposal is appropriate development and can be granted planning permission.

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