Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
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

Oak Tree Farm

Address Line 1

Northgate

Address Line 2

Honley

Address Line 3

Kirklees

Town/city

Holmfirth

Postcode

HD9 6QL

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

Easting (x)

414957

Northing (y)

412762

Description

Applicant Details

Name/Company

Title

First name

Surname

Buckley

Company Name

Address

Address line 1

Oak Tree Farm

Address line 2

Northgate

Address line 3

Honley

Town/City

Holmfirth

County

Kirklees

Country

UK

Postcode

HD9 6QL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Ruth

Surname

Woodcock

Company Name

Woodcock Rural Surveyors Ltd

Address

Address line 1

S

Address line 2

Regent Court

Address line 3

Town/City

Penistone

County

Sheffield

Country

UK

Postcode

S36 6DT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

Steel portal frame shed for storage of straw, fodder and farm machinery

Please state the dimensions of the building

Length

27.43 metres

Height to eaves

4.27 metres

Breadth

18.29 metres

Height to ridge

6.12 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete panels to 2m
Timber Yorkshire boarding above

External colour

Pale grey
Brown treated timber, fading to grey

Roof

Materials

Fibre cement sheets

External colour

Natural grey

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:
- 1,250 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)

62.0

Scale

Hectares

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

1 or more

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

100

Months

0

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

⊘ Yes
◯ No

If yes, please explain why

The Applicant currently has to store some bales and straw in a temporary storage solution of borrowed polytunnels at Wilshaw and some outside. He has to cart bales every day from Wilshaw to Oak Tree Farm. The applicant makes around 500 large round hay bales, which need to be stored indoors and purchases around 400 large square bales of straw which also need to be stored inside. Storing outside under sheeting has led to high wastage of straw. The Applicant also purchases milk powder in 5 tonne loads and calf pellets in 5 tonne loads. The Applicant uses 1 tonne per week of milk powder, which costs costs £2,500 per tonne. When stored outside squirrels have been attacking the loads.

Machinery (tractor, two trailers, bobcat, mini digger, fertliser spreader, muck spreader, sprayer) is all stored outside, leading to quicker depreciation and higher risk of theft.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The building is made of simple robust materials which are economical and can stand being stacked against with heavy bales. Natural ventilation is provided by the Yorkshire boarding and open front. Natural lighting is provided by skylights and open front. Suitable eaves height for safe access and egress by farm machinery, in particular load all stacking bales. 15 degree roof pitch to provide sufficient ventilation.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

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

- [x] Yes
- [ ] No

What is the height of the proposed development?

6.1	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] 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
- [x] No

Site Visit

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

- [ ] Yes
- [x] No

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

- [x] 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

Ruth Woodcock

Date

17/08/2026