14th May 2009

Buildings adjacent 116 Haigh Lane, Hoylandswaine. S76 7JQ

Design & Access/ Planning Statement for a change of use from agricultural to B1 business (light industrial)

The Site and History

The site is just outside the village of Hoylandswaine, accessed off Haigh lane. It is within the green belt, in a quiet, secluded spot with trees to the east, fields to the north and south, Haigh Lane to the West and the owners property to the south; which is the only property directly overlooking the site. Currently on the site stand two barns of a modern agricultural portal frame construction, the larger barn A approximately 250sqm the smaller barn B of 160sqm, barn A is enclosed on three sides with timber and low level block and has a roof of corrugated metal, barn B has two enclosed sides of timber and low level block and a roof of corrugated metal.

The two fields and buildings as show on 1018/TP/001 are owned by Provenpoint Limited of which the applicant Mr Carl Starling is the Managing Director. The barns were constructed in 1988 and moved to their current location in 1991 when the applicants farther Mr William Starling and co-owner of Provenpoint Ltd, converted and extended the house overlooking the barns, number 116, which is now his main residence. Mr W Starling kept a small amount of cattle (his main business being building and contracting) on the two fields (of approximately 2.5 hectares) until 1999 when age and ill health meant it became impracticable to continue rearing the cattle; the two barns have been standing idle since. The two fields are currently rented out to a local farmer (grazing rights only between May and September) and used for livestock; the farmer has not used and has no use for the two barns. Due to the small acreage, the fields and barns would not be substantial enough for a self supporting agricultural business.

Proposed Business

The proposal is to change the use of the buildings from their current agricultural classification to B1 Business light industrial use. It is intended that Carl Starling will start up and operate a new enterprise in the construction of timber frames for buildings, a growth sector in the market due to the increasing demand for more sustainable housing, all timber will be sourced from FSC certified renewable forests. The business will operate alongside and compliment his long established building and contracting business based in Cawthorne.

There is currently very little local timber frame manufacturing in the area, the closest being SMS timber which operates in Shelley, Huddersfield on a small scale and Shire Timber who are located in the Leeds area. Changes in building regulations and insulation standards mean that it is becoming very difficult to achieve the required insulation standards with traditional brick and block construction, so timber frame construction will continue to be a growth sector.

The business will operate on a relatively small scale producing approximately one to two detached houses per week. The business will produce no smoke or harmful bi products, excessive noise, vibration or smells. There is no requirement for chemical or hazardous waste, all timber is vac vac treated off site prior to manufacture and is completely bio degradable and recyclable.

The business is expected to employ 3-4 staff from the local community.

Physical characteristics

The appearance of the barns and surrounding land will not be altered; all works will be carried out within the barns or in the private secluded space between the two barns. A small office and DDA accessible wc will be provided within barn A. No change to the entrance access is required. The field to the North will be used as shown on drawing 1018/TP/002 to allow larger vehicles to turn and exit the site; this may require a small area of grasscrete to prevent the vehicles getting stuck but still allowing the land to be grazed

Access

There is currently wide highway access off Haigh lane which can easily accommodate an articulated vehicle with good visibility in both directions; on site turning will be as shown on 1018/TP/002. It is estimated that there will be one large delivery per day in the form of a large rigid vehicle; an articulated vehicle may be required on occasions. Hoylandswaine primary school is located over 100m from the entrance to the site, sufficient distance so as not to be a danger from vehicles entering or exiting the site. To prevent traffic build up during school drop off and pick up times it is proposed that deliveries could be avoided or redirected down Haigh lane at these times if it was deemed necessary.

Conclusion

The two buildings have stood redundant for nearly a decade.

Due to the small acreage, the fields and barns would not be substantial enough for a self supporting agricultural business and the local farmer currently renting the fields has no use for the barns.

Although the proposed business will be a stand alone venture it will compliment and work alongside Mr Starlings long established building company.

There will be no harmful side effects in terms of noise and pollutants.

The existing highway access is thought to be sufficient and visibility is good in both directions.

There is no change to the physical appearance of the barns or land and no alteration to the current agricultural standing of the fields.

The business is not overlooked and activity will take place within the barns or the secluded area between the barns.

The change of use will promote local business and bring further employment to the area.