

Nicola Gunn

From: planning
To: Rebecca Bowers
Subject: RE: 3/2019/0738 - Land at Rimmington - Farm storage building

From: David Wrigley [<mailto:david@dwplanning.co.uk>]
Sent: 02 September 2019 15:34
To: Rebecca Bowers
Subject: 3/2019/0738 - Land at Rimmington - Farm storage building

Dear Rebecca

Thank you for the catch up on our call today.

To follow up on this application and in response to the parish council letter received 2nd September I confirm :-

1. The applicant does own one block of land comprising two fields in the parish of Rimmington. His existing business is as a sole trader and he completes a tax return on this basis to include his sole trading operations on the application land. The applicant until 2008 did trade on a larger holding near Keighley prior to purchasing the application land. The previous business was handed down to his two sons in 2008. The two sons now trade the old business as a partnership in their own names without any shares retained to the applicant. If the building is approved the applicant and his wife will be able to visit by car :- the land, building and livestock car so minimising access by tractors or large vehicles. The applicant will be able to utilise hay on the holding having been kept dry in the proposed building. Previously excess silage has been sold off the land.
2. The application for the agricultural storage building is stand alone and will be treated as such by the planning officer/department. The applicant has confirmed that he has no current plans to erect further buildings or to carry out diversification. The applicant understands that the proposed building would not be eligible for a residential conversion being obtained under the current planning legislation. The sole aim of this application is to provide for the applicant's business on the land.
3. The building being an agricultural storage building does not, as a prerequisite, need a source of power to enable the proposal to function if approved.
4. The application by it's very nature can house a tractor and some machinery to be used on the land. This will reduce the number of visits to the land including by large machinery/contractors for certain operations. As stated in 1 above the majority of visits to the land and building can then be by the applicant in his car.
5. The existing trees and hedgerows provide some useful backdrop and also screening to the front and south side. The applicant has not undertaken to completely obscure the building. He recognises that by careful positioning, for functional use of both building and land, has best utilised the existing natural features to assist in assimilating the building sufficiently into the landscape.

If you have any further questions I would be glad to assist

Kind regards

David Wrigley

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