

Planning ContactCentre

From:
Sent: 03 December 2018 21:44
To: Planning ContactCentre
Subject: Planning Application: 2018/93591 - Objection

Categories:

03/12/18

Planning Services
Civic Centre
Huddersfield
HD1 2JR

Planning Application: 2018/93591

I write to formally object to the proposed development near my family home in Huddersfield. The proposed development shouldn't be allowed, as there is an absence of a business case to demonstrate its commercial sustainability. I suspect the absence of this information is because, if approved, it would fail commercially:

- The site is not convenient as a hotel, due to its isolated location and limited access. As a result, the Hotel will only benefit from the novelty of the location. A small 'niche' hotel only works if it is exclusive – which is not consistent with the community element required to gain planning permission.
- Access to the site becomes difficult in winter weather and is likely to put customers off visiting. As the single track entrance has limited barriers or escape roads, any vehicles which lose control in icy weather, would be at risk of leaving the road and rolling down the hillside! As such, the hotel and restaurant will face very seasonal demand (as did the previous hotel before it.)
- As a bar, the business is destined to fail because of the sparsely populated area in which it is situated and the drink drive rules. This is only exacerbated by the lack of bus routes to Castle Hill and customer's inability to walk home from the pub. Whilst I lived close by, I regularly found the footpaths were treacherous during the day; let alone at night when the risks are even higher!
- Regularly, local Hotels, Pubs and Restaurants are closing due to reduced demand.
- The access will not support traffic associated with large functions at the hotel.
- There is inadequate parking on the site and off-site parking will never work with Restaurant and/or hotel guests (and their luggage!) and any plans to enlarge the parking facilities would in turn destroy the openness of green belt where Castle Hill sits; known as a landmark of Huddersfield town.

This was the conclusion of a previous independent report commissioned by Kirklees Council. Based on the evidence of independent third parties this venture is likely to fail, becoming the subject of one or more further 'change of use' applications in due course.

Ultimately a venture, of the type proposed, would fail commercially and present the authority with an entirely new set of planning issues in a very important and sensitive location. This application should be refused in its entirety to protect the green belt and the Scheduled Monument.

Regards

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