DCAdmin

From:

20 April 2019 14:33

To: DCAdmin

Subject: Planning application 2019/90988 - comments

Categories: Lindsay H

Comments on Planning Application 2019/90988 relating to the provision of camping facilities on land adjacent to Lock 38, Marsden Lane, Marsden, HD7 6AF

In approving the previous application (2017/62/94366/W) for the change of use of this land for bushcraft activities the Authority imposed a number of conditions. These conditions included:

- Operating hours restricted to 0700 to 2100 on any day of the week
- No more than 15 people to use the site at any one time
- A changeover period of 60 minutes between bushcraft sessions
- Restrictions on the size, location and nature of any fires

These conditions were imposed to protect the amenity of nearby residents and adjacent businesses and to protect highway safety by ensuring that there is not to be an over intensification of the access to the site or parking provision. These conditions also ensured that the bushcraft activities accorded with policies within the Kirklees Unitary Development Plan, the Kirklees Publication Draft Local Plan and the National Planning Policy Framework.

The present application seeks to create camping facilities - permanent pods, parking for camper vans, tent pitches – that could accommodate 40 or more visitors at any one time. Visitors will be able to be on site 24 hours per day. The maximum number of vehicles parking on the site will increase from the present 12 to 17. There will be no restrictions on the vehicular comings and goings along the track. Fires will be lit at the centre of the site (and possibly elsewhere), not at the eastern end of the site. These proposed changes all contravene the conditions of use imposed by the Authority previously, and must, therefore, in the Authority's judgement represent a threat to the amenity of nearby residents and adjacent businesses and represent an over intensification of the access to the site and parking.

The approved bushcraft activities were to be undertaken in the daylight hours by groups led by a member of the owner's staff in addition to any supervisory staff accompanying the group. The users of the camping facility will be individuals or small parties under no direct supervision and free to behave in any way they might choose. The potential for noise and traffic nuisance and other anti-social behaviour late into the night is obvious. The suggestion that this can be adequately controlled by 1 full-time and 1 part-time worker seems like wishful thinking. The provision of a telephone number to report anti-social behaviour once it has started offers no serious protection for nearby residents from such behaviour starting or being repeated. It is worth noting that several houses in the area are less than 50 yards from the site.

Finally it should be noted that the site will not be fully secure. There will doubtless be times when the site is unoccupied by campers and/or staff. The empty facility is likely to attract local young people with further potential for anti-social behaviour late at night. Unlike the paying customers, these visitors to the site will have no formal relationship with the owners and their anti-social behaviour will be even harder to control.

I fail to see how this proposed development can avoid becoming a recurrent nuisance to local residents; residents that the Authority previously sought to protect by strict controls on the use of this site.

I would be grateful for an acknowledgement of receipt of this email.

Yours faithfully,