

About the application

Application number: 2020/91820	
What is the application for?:	Change of use and refurbishment of existing buildings to form classrooms, cafe a
Address of the site or building:	Land off, Manchester Road, Marsden, Huddersfield, HD7
Postcode:	

User comments

Type of comment: An objection
Safety Access from the A62 is close to a sharp bend involving a dangerous turn from the Manchester direction. The A62 is a very busy fast road especially when the M62 is closed. Marsden Moor is affected by dense mist and stray sheep wander over the road. Access from the South is via a busy, narrow, badly surfaced road with dangerous corners – single file traffic in places (Waters Road). Green belt The site is approx 100 yards from Eastergate Packhorse Bridge, dating from the 17thc, a scheduled ancient monument. The change to commercial use is not compatible with neighbouring use (agricultural). There will be increased traffic (delivery lorries, coaches). This will take away the quiet enjoyment of the Private Road and Eastergate area. Overnight accommodation will inevitably involve light pollution – this will have an adverse effect on the bat population. Local paths across moors are footpaths – not bridleways, and cycles would cause damage. Will this change to commercial use be a stepping-stone to more commercial development? Tourism Although the area of moorland is large the Eastergate area is small and can only accommodate limited visitor numbers. This year large crowds have gathered there with consequent littering, barbequing and dozens of cars parked down the narrow road (blocking access for fire engines). Last year there were several very large fires on the moors nearby. The current level of visitors in Marsden – summer and winter, is sometimes overwhelming. Economy The proposal states there will be 18 full-time employees, but there is no guarantee they will come from the local community. Marsden already has a large number of cafes whose trade will be affected by the large cafe proposed (45 places for 8 hours could be over 300 customers less per day for local cafes in Marsden /Tunnel End.) There are already educational sites at the National Trust and the Standedge Tunnel Visitor Centre.

A Yorkshire Water pipeline runs across the site and there is concern that any development may result in damage to this, especially with the sewage treatment plant.

Usage

The application states that if planning permission is refused, reverting to commercial use would involve noise and other disturbances, but the present owners have rarely used it for parking or storage. The land has been allowed to deteriorate due to lack of grazing and maintenance. The previous owner only used it to store a couple of tractors, and occasionally livestock. There has never ever been any noise or disturbance from the site.

Due to the effect of Covid-19 we have seen serious overcrowding in the Eastergate area to the detriment of the environment. We hope that the beauty and quietness of the Green Belt and the lovely area near Eastergate will remain.

A more suitable location for a tourist venue would be in Marsden itself (perhaps in the Goods Yard which has a large car park) with a range of existing cafes, pubs and other facilities. There are a number of under-used meeting rooms which could be used as classrooms.