

About the application

Application number: 2020/92588	
What is the application for?:	Change of use from B8 (Storage and Distribution) to B2 (General Industrial)
Address of the site or building:	Shepley Spring, Brookfield Mills, Penistone Road, Kirkburton, Huddersfield, HD8 0PQ
Postcode:	HD8 0PQ

User comments

Type of comment: A general comment

COMMENTS ON 2020/92588

The following comments regarding the above numbered planning application are largely based on those previously submitted in relation to application 2020/92374 which is clearly related (yet submitted separately by the same applicant). Furthermore, surprisingly this application has NOT been specifically communicated by letter to any of the neighbouring properties by Kirklees Council.

Conditions related to previous planning permissions have yet to be complied with. It was recommended that an acoustic fence be installed on the South and East boundaries of the site, a widening of the access to the “temporary” car park and changes to the road markings on Penistone Road. NONE of these has been done. It is essential therefore that any permission granted is regularly followed up to ensure total compliance by the applicant.

This application should be considered in the light of the following legislation and planning guidance:

KIRKLEES LOCAL PLAN 2019

11 DESIGN

11.10...BUFFER ZONES BETWEEN HOUSING AND EMPLOYMENT USES CAN REDUCE THE IMPACT OF INDUSTRIAL USES BY PROVIDING MITIGATION AGAINST NOISE AND OBTRUSION, PROTECTING THE AMENITY OF OCCUPIERS OF ADJACENT HOUSING.

Furthermore the NPPF goes on:

128 ...Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Application 2020/92588 concerns the proposed change of use of a part of the factory from Class B8 Storage and Distribution to B2 General Industrial. This area is adjacent to the proposed location for the silos referred to in 2020/92374, which suggests that the 2 applications are related. This would then suggest that this area is now to be used for manufacturing which will generate further NOISE which the applicant does little to alleviate on site for the benefit of the neighbouring residential properties.

Note the comments provided by KC Environmental Health – Pollution and Noise Control regarding 2020/92374 and noise generation with which we wholeheartedly agree.

Any further noise will be in addition to all the other noises emitted by the factory (24/7/364) – lorry movements (both incoming empty lorries “bouncing” down in a northerly direction on the inadequate road surface of Penistone Road as well as full lorries crawling up and polluting Penistone Road in a southerly direction), lorry airbrakes, lorry horns, fork-lift truck horns, machinery alarms, bottle hopper being filled hourly, car-park movements (often outside the hours permitted) as this has never been properly surfaced, general crashing as employees drop items in the factory etc. etc., let alone the incessant drone of the bottling lines.

Please be mindful of the development by stealth by the applicants. Any application must also be considered to be a prelude to a subsequent, even an as yet undisclosed and possibly unrelated, development on this site, even by a subsequent occupier.