

About the application

Application number: 2020/93619	
What is the application for?:	Erection of 4 camping pods with associated access and parking
Address of the site or building:	4, Coalpit Lane, Upper Denby, Huddersfield, HD8 8UF
Postcode:	

User comments

Type of comment: An objection
I wish to register my objection to the above planning application. There are a number of reasons why this application should be classed as inappropriate development. This land is part of the established Green Belt around the village and thus requires any development approval to be only permitted in exceptional circumstances. The application for this type of development of providing basic living accommodation for visitors can not therefore be deemed exceptional. Whatever the Supporting Statement may imply regarding the current use of the site, evidence of any commencement of the ménage (planning approval of October 2017) is not apparent and as for the current use being agricultural, that is also not evident. The site appears to be purely natural and unused grassland. This site for the camping pods appears to be approx. in the same location as that of the previous approved ménage, so rendering the proposed ménage obsolete. An adjacent area nearer to the site entrance has evidence of the devastating fire, of fairly recent occurrence, to the previous storage building. This application for these new build 'dwellings', however basic they may be, is for commercial purposes, presumably for public short term lets or even longer term leasing? The type of occupants who may use these camping pods may give rise to anti-social activities and behaviour if unregulated, which may have an impact on the residential amenity. There is recent previous history of police involvement relating to illegal activities on this site. There are minimal details about the construction of each pod and whether each have their own heating or cooking facilities, with regard to cooking or similar may require the use of unregulated stoves/barbeques/open fires? Is metal roof sheeting really an appropriate design? This there is the aspect of drainage from each pod. There are no specific details about the location, connection or route of any foul drainage and there is also a lack of information regarding surface water disposal. Yorkshire Water need to investigate

these proposals.

Are these pods deemed to be permanent or temporary build with a limited life?

These pods together with the associated car parking areas will have an impact on visual amenity and openness of the Green Belt, especially when viewed from the local footpaths and also looking down from the houses on Fairfields and the adjacent public green space.

They will also affect the residential amenity and character of the local area.

The aspect of highway safety should also be considered as vehicular access will be via Bank Lane and then the single track down to the site entrance. This route as well as being a well used public footpath is also used by agricultural vehicles together with the means of access to the local horse riding/stabling enterprise and local allotments.

How is the collection and disposal of waste to be addressed?

I would expect the KC Building Regulations team to scrutinise this application with regard to Fire Standards and Safety aspect as well as the construction and proposed materials to be used for the pods, together with associated provision/connection of services.

These camping pods and associated facilities would provide an unwarranted intrusion into the Green Belt and could by default create a damaging precedent.