

Chief Planning Officer  
Kirklees Metropolitan Council

Our Ref: BS/IES/873/21

Your Ref:

**Via Planning Portal ref. PP-09717297**

27 April 2021

Dear Sir

**SANDS HOUSE, GREENHEAD AVENUE, DALTON, HUDDERSFIELD, HD5 8EA**

We enclose our client's planning application for the erection of a single storage building for vehicle storage in connection with the existing use of this site and premises for the storage, maintenance and display of historic vehicles and equipment, approved under application ref. 2019/62/90517/W, dated 8 May 2019.

As described on the Application Form, the proposed building will house vehicles and equipment and will not be open to the public.

The vehicle collection is now managed by the Applicants, The John Myers Historic Vehicle Collection (Charity no. 1177850) whose charitable objectives are "to advance the education of the public by acquiring, restoring and displaying a collection of historic industrial, agricultural and military vehicles and other mechanical items and providing public access to these."

The proposed building will enable the existing buildings to be better laid out for public viewing/school visits by storing some existing vehicles in the proposed building, and enabling more space around exhibit, thereby helping to meet both the charity's key objective and introducing measures in response to the Covid-19 pandemic.

Controls over vehicle movements and use of the building during the quieter times of day are important and these are proposed in line with those agreed in the Heads of Terms and secured by planning condition attached to 2019/62/90517/W. Hours of opening are not relevant as no public access will be permitted to the subject building.

It is proposed to limit vehicle movements associated with the use of the building to 0800-1800, 7 days/week and for hours of use to be restricted to 0800-2000, 7days/week. In view of the distances to nearby dwellings it is not considered that any adverse harm to residential amenity will arise.

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Consultant Chartered Town Planner

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The hedge along the site boundary is owned by the Applicant and this is proposed to be retained as an important visual mitigation. The accompanying Tree Report confirms the development will not adversely affect the hedge in either the short or long-term.

Overall, it is considered that the extent and intensity of the use can be adequately controlled through planning condition as suggested, to ensure no adverse amenity of visual impact on the occupants of nearby residential properties will arise.

The site is accessed from Greenhead Lane, along short length of Greenhead Avenue passing only a very small number of dwellings between Greenhead Lane and the site entrance. This access which provides adequate width for two vehicles to pass once within the site and operates without any road safety issues.

No additional parking is proposed as the building will not lead to any intensification of use or any additional parking demand. Its use will simply enable existing vehicles to be stored more effectively within the site.

Overall, in view of the small-scale nature of the proposed use, and as no demonstrable change in highway safety impact is anticipated, it is considered that the existing access, parking and maneuvering arrangements are appropriate for a building of this nature and intended use.

The proposals are in accord with aims of relevant development plan policies and there are no material considerations which indicate that a decision should not be made in accordance with plan policies.

It meets key Framework sustainable development objectives in that it provides additional employment opportunities and investment, and assists the charitable use which promotes education and makes the best use of existing land and premises.

We trust the application is acceptable and look forward to early discussions with Planning Officers.

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Should any further information be required in the meantime, please do not hesitate to contact us.

Yours faithfully  
**Bradley Stankler Planning**

**Bradley Stankler**

Copy to;  
J Myers