

About the application

Application number: 2021/92285	
What is the application for?:	Change of use from residential garden to part residential and outdoor playgroup
Address of the site or building:	Glen Cottage, Sheffield Road, New Mill, Holmfirth, HD9 7EL
Postcode:	HD9 7EL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I wish to both oppose and challenge the factual accuracy of the proposed change of use of the residential garden at Glen Cottage, my concerns are as follows: Noise 20 children, accompanied by parents will create a significant amount of additional noise in what is currently a very tranquil residential area. This will particular affect neighbours who live directly adjoining, the bungalow across the private road and the occupants of numbers 21 to 27 Penistone Road whose properties overlook Glen Cottage, the residents of all these properties include elderly people and at least 2 people who work unsociable hours and who need to sleep in the hours when the business plans to be operational. We, as I'm sure the other people potentially affected did too, chose the location of our homes in part for the quiet and peaceful location and the 'unspoilt' outlook that our properties afford. The applicant has chosen to speak to residents in 24 and 26 Sheffield Road but have chosen to completely ignore a much larger group of potentially affected neighbours Parking/ Road Safety A previous objection has described the are as an accident 'hotspot', I would definitely agree with this assertion, I can confirm there have been a number of accidents in the area and more specifically in the immediate vicinity of the entrance to Glen Cottage, one requiring a minor to be air lifted to Hospital. Running parallel with the entrance of Glen Cottage is an un-adopted road that allows residents of 21- 27 Penistone Road and a couple of properties set back from Sheffield Road access to the main road, this is already extremely hazardous due to the existing congested parking arrangements, with at least one serious road traffic accident involving a resident of the afore mentioned properties, a situation that can only be made more precarious with further parked cars in the area. I understand that parking spaces will be rented from Glendale Mill, I am however concerned that these will be used as parking of 'last resort' rather as 'a matter of course', also and more importantly that customers will attempt to cross directly from the car park into the property rather than use the crossing further down the road into	

the car park into the property rather than use the crossing further down the road into New Mill, this is a blind corner and the exact place that the serious accident requiring the attendance of the air ambulance took place

I would like to directly challenge the statement provided in the application that 'there's plenty of road parking on Sheffield Road' as being totally incorrect.

Change of Use/ Property Adaptations

I can confirm that all or at least a substantial part of the infrastructure to be used in the proposal is already in situ, a large, prominent play area has been constructed to the rear of the garden, this includes new fencing to the rear of the garden with a newly created access onto the un-adopted/ private road that leads to the garages of 21- 27 Penistone Road, notwithstanding the legal right of access, it does raise concerns about the intention to use this as a means of the customers of the business accessing the property rather through the main driveway of Glen Cottage.

I would also like to challenge the response to questions 13 and 14.

Q13- The applicant does not consider the disposal of Foul Sewage to be a concern, 20 pre-school children and accompanying adults, even if only on site for 1.5 hours will require the use of toilet facilities, will this be facilities within the dwelling or is there intention to extend the works in the garden being undertaken to include toilet and washing facilities, some of the materials visible on site might suggest so.

Q14- The applicant has made no arrangements for the storage of trade waste or the separate storage and collection of recyclable trade waste. Similar to the above concern, the volume of customers will undoubtedly create additional waste (both general and recyclable) I assume therefore the intention is that this will be dealt with as residential waste, I am not an expert in this area but would have thought a business needs to make separate arrangements for trade waste and pay for these accordingly in the same way as all the other businesses in New Mill.

Again I am no expert in this area, but if the answer to these questions had been different would the status of the application been different? If granted I am not convinced that the planned facilities will then be expanded as described above or that if the business is successful the hours of opening will be extended, exacerbating the concerns raised, particularly in relation to noise.

General Observation

The Council has invested heavily in a new play area in New Mill (approx. 300 metres away) and is close to completing another adjacent to Holmfirth High School (approx. 1,000 metres away)