Address: 27 Marsden Lane Huddersfield HD7 6AF

About the application

Application number: 2023/91126	
What is the application for?:	Variation of conditions 2 (plans and specifications), 3 (access & retaining stru
Address of the site or building:	Land adj, lock 38, Marsden Lane, Marsden, Huddersfield, HD7 6AF
Postcode:	HD7 5AL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

A Question to Keep in Mind:
If a local owned a residential property in a built-up area like the site location, would the full disregard for neighbourhood people by flagrantly disobeying council-approved planning be tolerated?

Ulterior Motive:
There was an exciting proposition to stay in the ‘Pennine Barge’ on the official website – aplaceinthenpennines.com and on their social media which has subsequently been removed since complaints arose about the absence of any planning permission for such a structure. On the new plans this is now being passed off as a temporary site office.

What will happen when the responsible party, inevitably, resubmits an application for change of use from site office/store to picturesque and quirky camping lodge (£130 a night as previously advertised)?

Warden:
Thus far the reception cabin (Unit 1) on the Proposed Site Layout (985978) also referenced as the Warden's Cabin (985979) has already been used by guests. One can assume with the change of description and use that the presence of a site warden has already been abandoned. This absence could lead to anti-social behaviour which is of concern to local residents.

If a warden occupied this particular built luxury lodge/cabin, would they be expected to top and tail with guests?

Lighting Scheme (Blackpool Illuminations - 985983):
Illuminated bollards and 3m high lighting columns do not appear to be in keeping with the tranquil Marsden village. Nor does it fit the campsite’s original ethos of avoiding harm to the natural habitat.

To be in keeping with the great outdoors, could everyone on-site be provided with a headtorch?

An Outdoor Environmentally Friendly Experience with Bushcraft Activities:
Originally envisioned as an outdoor bushcraft learning experience, it is currently being sold on the responsible party's official website as 'New luxury cabin/lodges'. The grounds on which the initial planning application was approved—the promotion of bushcraft activities—are nowhere to be seen.

The initial campsite was designed to blend into the natural greenbelt setting with wood cladded cabins that would eventually weather and age into the background. However, the bright blue canal boat with the added corrugated metal extension seems to stray from the intended natural design aesthetic.

The Bigger Picture:

The primary concern is not necessarily with the party at fault, but rather with the council for failing to prohibit the deviation from the initial planning that was approved and accepted. This in turn enables people and businesses such as the party involved to exploit the planning system in order to attain their ideal objectives.

It is evident that the newly submitted planning proposal will most likely be approved and carried out due to the responsible party's significant influence in the local area, regardless of the nearby residents comments (the initial application received objections nearing 75 comments).

With the significant deviation from the initially approved application, one can only assume that the responsible party would not logically invest their time, money, and effort unless they knew they could continue to build without planning permission whilst avoiding any consequences.