

Address: Hollin Brigg Hollin Brigg Cottage Moss Edge Road Holmfirth HD9 2SD

About the application

Application number: 2023/91342	
What is the application for?:	Prior notification for change of use from agricultural building to three dwellin
Address of the site or building:	Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>We write regarding the Class Q planning application by Mr Heleine at Moss Edge Farm. For context, we draw attention to our earlier objection to a previous planning application by the same applicant for a single 2 bedroom dwelling, which was withdrawn.</p> <p>Generally, a Class Q application should not give rise to significant transport and highways impacts. We argue that the current access via Moss Edge Road, which has limited options for development, is unsuitable to support the extra traffic ensuing from the proposed 3 new dwellings and therefore has a significant impact.</p> <p>Specifically:</p> <ol style="list-style-type: none">1. Moss Edge Road is in part private and in part unadopted, and it is usual for a private road to serve no more than 5 properties (i.e., the existing 4 houses and the farmhouse).2. The road up the hill is flanked by a steep and unprotected drop to the eastern side, which has the potential to cause drivers, particularly those who are not acquainted with the terrain, to veer off and have a serious accident in poor weather.3. The road is prone to ice and snow coverage during the winter months. The previous owners of the farm routinely left their vehicles at the bottom of the lane in poor weather, because the lane can very quickly become impassable. Many emergency vehicles would be unable to gain access during these periods and some vehicles (e.g., ambulances) would struggle to negotiate the lane even in better weather conditions. In his supporting statement Mr Heleine stated that he has a snow plough and gritting equipment. We can confirm (and have photographic evidence) that during the cold spell of March 2023 where snow remained on the ground in this area for 3 days, Mr Heleine did not use this equipment but, as per the previous owners, left cars at the bottom of the steep 800m section of track, behind Hollin Brigg Mill.4. Two proposed local developments, one at Mistake Farm and the other at Elysium Farm were refused planning on the grounds of their remoteness and unsuitability of the access routes in poor weather. In both of these cases, the properties are close to	

access routes in poor weather. In both of these cases, the properties are closer to public highways and more accessible than is Moss Edge Farm.

5. There is a limited visibility splay at the access from Moss Edge Road to the junction of Hollin Brigg Lane, Acre Lane and Woodhouse Lane. This area is especially busy during school runs, at weekends and evenings with cyclists taking on the challenging climb/descent of Woodhouse Lane, and with visitors to events at the Shevling Winery. Poor visibility combined with the extra traffic to and from the proposed properties poses a significant hazard to drivers, cyclists and pedestrians, including young children.

6. B10 Access and Facilities for the Fire Service states that a new dwelling house shall be so designed and constructed such that there is adequate provision for access for fire appliances and such other facilities. In the case of a material change of use of a building to a dwelling house, it will be necessary to assess the access and facilities for the fire services.

We note the Class Q requirement that buildings are 'converted' and not rebuilt, and as such any external changes should be minimal.

We also draw attention to developments carried out by Mr Heleine that may have been undertaken without the required permissions or appropriate consultation with Hollin Brigg residents. One such development was the laying of Moss Edge Road to tarmac up the hill to the farm. As a result, essential access to, and maintenance of, water piping from the well and water tank on Mr Heleine's land to Hollin Brigg Mill and Hollin Brigg Cottage has been impeded substantially. As per Land Registry Title Number WYK244286 Hollin Brigg Cottage is entitled to the free running of water from the well marked D (on Mr Heleine's land) on the plan associated with this deed, and from time to time, access to inspect, cleanse, repair, remove or replace the pipes connecting the well to our property. The water supply has dried up and we may need to excavate the road to repair the supply, thereby preventing access to emergency vehicles during this time. We note also that an accommodation block (which subsequently burned down) was built without apparent permission at Moss Edge Farm.