

About the application

Application number: 2023/92595	
What is the application for?:	Change of use and alterations, including new car park to create events/wedding v
Address of the site or building:	Oak Leas Manor, Spring Lane, New Mill, Holmfirth, HD9 7EH
Postcode:	HD9 7EH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>1.The proposal builds on agricultural/Green Belt land: Car park for 35 cars. The creation of a car park for 35 cars on Green Belt land currently used for the grazing of sheep is 'an incongruous urban characteristic' in what is currently a rural landscape that enhances village life.</p> <p>2.Changing the nature of a Designated Area of Natural Interest/Beauty. The application states that the proposed car park will not be visible from Spring Lane, which is incorrect. A public footpath currently enjoyed by many members of the community also overlooks the proposed car park from the fields above the property. What was once an Arcadian view will be lost and good health and well being provided by the precious Green Belt will be diminished.</p> <p>3.Proposed access to the Events Venue : Spring Lane is not suitable for activity that will increase traffic flow. The proposed change of use refers to '1-3 events a week' accommodating 40-65 guests for daytime activity, with numbers increasing to 100-150 for the evening party. An assumption is made that the guests will share transport. This is mere conjecture. It is inevitable that surplus numbers of vehicles will park on Spring Lane. -This is a narrow country lane with no footpaths beyond the access junction with Penistone Road. -There are 4 blind corners and four pinch points where only one car can pass at any one time. -There is very limited street lighting. -There is no right turn access onto Sheffield Road for departing guests. -The Highways walls are in a poor state of repair, with the majority providing a boundary with a deep fall away.</p> <p>Size and frequency of proposed supply wagons is inappropriate for the rural location and nature of the lane. The submission refers to 'outsourcing of facilities' – assuming this will include furniture hire, live music stages, marquees, catering provisions, drinks delivery, cleaning contractors, staff transport etc. Spring Lane is a designated restricted zone for vehicles below 7.5 Tonn</p>	

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4.Safety issues of concern to other residents include limited access for emergency services should parked cars on the Lane reduce access.

5.Intrusive Noise Levels/Hours of Opening. The submission claims that the Hours of Opening is not relevant to the application. Spring Lane is a residential part of New Mill and although Oak Leas Manor is a short distance from the other properties on the lane, the potential noise levels will impinge on the quality of life of all the other residents. Will the closing time be stipulated and enforced? Will, for example, late night fireworks be an inclusive part of the entertainment late at night? Will live music between the house and leisure facility be played into the early hours? Will this increase the use of helicopters from the existing facility?

New Mill is a valley settlement with history. By the very nature of the geography the sounds of a party gathering will travel across the entire village and valley beyond. A one off family celebration can be accommodated – but not 1-3 nights that could become 1-7 nights every week of the year!

This is an inappropriate location for any type of development for the reasons stated and we hope this will be rejected by the Planning Officers and Local Councillors.