

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

As a resident in the conservation hamlet of Butterley, which overlooks Oak Lea Manor, we are concerned that our lives will be severely affected by this plan to create an events and wedding venue. This is a quiet and rural area. The property is surrounded to three sides by green belt. The fourth side is Spring Lane. It is also situated on the side of a narrow valley. Our main concerns are two fold.

1. Access and Safety

The access to the venue is from Spring Lane. This lane has no pavements or paths for pedestrians. It is narrow, has several pinch points and two blind bends. The change of use will result in a major increase in traffic both from guests cars and van/truck deliveries. This lane is frequently used by pedestrians. Currently there are no restrictions for parking on the lane. Any overflow parking from the venue could park on the lane, causing a major road safety hazard.

The junction of Spring Lane and Sheffield Road is a mandatory “no right turn”, back towards New Mill Centre and onwards to Huddersfield. Drivers not familiar with the area are likely to ignore this sign and attempt to turn right as it is too narrow to turn round. There is already evidence of this occurring.

2. Noise

If planning is granted, what restrictions will be imposed?

Will fireworks be permitted?

Will outside flashing lights be permitted?

Will a curfew time for cessation of music be stipulated?

Will guests be allowed to arrive by helicopter?

Will the number of events each week be stipulated?

Will the erection of a marquee be allowed?

Due to the topography of the area, the premises lie on the side of a narrow valley, with houses local to it on the same side (our property is in direct line across the adjacent field) and many houses in direct view across the valley. Past experience has demonstrated that various one off special events at this property and others in the area have generated considerable noise which has carried over a long distance, especially in the summer months when people want to be outside. This has been tolerated for these occasional special events. However three events per week is a different ball park and totally unacceptable. This will have a serious impact on the quality of life and sleep of the residents in the area. There is no mention of a marquee. If this was permitted, there is little to no sound absorption by such structures.