

DCAdmin

From:
Sent: 05 March 2024 16:52
To: DCAdmin
Cc:
Subject: Re: change-of-use of Oak-Lees-Manor (2023/62/92595/W)

Categories:

Sent from [Outlook for iOS](#)

Sent: Tuesday, March 5, 2024 4:04:51 PM
To: dc.admin@kirklees.gov.uk <dc.admin@kirklees.gov.uk>
Subject: Re: change-of-use of Oak-Lees-Manor (2023/62/92595/W)

Sender Springwood House? Spring Lane, New Mill HD97EH

Dear Sir or Madam

I wish to object to the change-of-use of Oak-Lees-Manor (2023/62/92595/W).

Converting a swimming pool to a wedding venue is changing the use of the building and the purpose, from being part of a residential, domestic building to a business and commercial one. Spring Lane and nearby area has been known to be residential and agricultural. This application is contrary to this designation and changing the purpose.

This change will increase the traffic from road users exponentially. The increase will not only be on Spring Lane itself, but also the roads feeding on to Spring Lane, which are Penistone Road and Sheffield Road.

Already, Spring Lane and its tributaries, Penistone and Sheffield Roads are very heavily used by road users. Spring Lane is already extremely busy seven days a week, 24 hours each day. It is used as a short-cut to Penistone Road and Sheffield Roads; both have already long queues and are congested due to the amount of road users requiring to cross the New Mill village crossroad. Over the years, these congestions have caused drivers to exceed the speed limits, some have been abusive to other road users and pedestrians. Consequently there have been serious accidents and damages to properties and there have been accidents and the danger persists. This planning application will exacerbate these dangers and damages; and the pollution will be harmful to the environment.

There have been several public consultations in the past to resolve the traffic congestion on the crossroads to Huddersfield, Penistone and Sheffield Roads - and these consultations have not come up with a satisfactory solution. The road congestion continues to this day and these have spread to the roads feeding to Huddersfield, Penistone and Sheffield Roads, including Spring Lane. So this application to turn Oak Lees Manor to a wedding venue is going to exacerbate the problem of road congestion within New Mill Village itself.

Spring Lane is exceedingly narrow in places with widths only passable by a single car. Spring lane is a winding road, with blind spots It also does not have sidewalks or paths for pedestrians to safely walk. Spring Lane is regularly used by large numbers of pedestrians, including children, elderly, disabled and infirm walkers, cyclists, people walking their dogs, wheelchair users, I fear for the safety of these road users. Current traffic has already caused damage to properties and walls and vehicle collisions on Spring Lane. There have also been near-misses to pedestrians. This application will make matters worse.

Spring Lane is only partly lit. The increased traffic from the proposed Oak Leeds Manor developments and change of use will endanger not just pedestrians and also the regular road users, but those attending the wedding or using the venue as they will be unfamiliar or oblivious to the potential danger!

There are at present two entrances to Oak Lees Manor, namely a.) a narrow lane bounded by several cottages and a field – this is accessed entering Spring Lane from Penistone Road; b.) private drive with two iron gates – this is very close to and accessed entering Spring Lane from Sheffield Road. I would like to point out that the entrance to Spring lane from Sheffield Road is extremely narrow only passable by a normal width car, it is on a bend, a blind spot at that; this part of the road is unlit, has poor visibility and the road has a row of cottages. There is also a weak embankment on this part of Spring Lane. The increased traffic, the pollution and the sound of engines running and horns blowing are all going to be disruptive and cause mental and health issues to the residents.

As the location to the entrances to Oak Lees Manor are difficult and dangerous (as explained above), this planning application will put public safety at risk.

While the planning application states the weddings or events will only take places three days a week, in reality, if you consider the setting up and preparation for the event and the dismantling of the event, the Oak Lees Manor venue will be used for more than 3 days, I would estimate from having organised events, including weddings, that the place will be buzzing with activities 7 days a week.

The parking for 75 vehicles is a gross underestimation. They have not accounted for the vehicles of the staff who are going to be employed by the event. Potentially, the catering staff, the waiters/waitresses, florists, amenities staff (furniture rental companies, lighting, table service providers), music and entertainment staff, staff officiating the ceremony, linen company, cleaners etc.

The grounds and field of and adjoining Oak Lees Manor are subject to flooding and do not have sufficient drainage making these areas not possible for parking during the spring and winter months and periods of rain. Given the sodden fields, vehicles are unlikely to park in these fields and grounds of Oak Lees Manor. No guests of the wedding will want their shoes stuck in mud and their clothes soiled by the mud and water. So it will be highly possible guests and employees of the venue will park on Spring Lane and nearby roads.

The entertainment associated with wedding celebrations or potential entertainment is likely to go on till midnight and beyond and will be disruptive to the environment. The noise and pollution potentially blasting from the music, the fireworks, the shouting, noise from the revellers will reverberate beyond Spring Lane ad Butterley Lane into the whole village of New Mill and neighbouring hamlets and villages.

Spring Lane and the nearby areas are designated as an area of natural beauty and designated as greenbelt. The additional vehicles and temporary and permanent additional accommodation would breach this greenbelt designation.

Many thanks for the opportunity to raise these issues and trust you will consider my concerns.

Kind regards

Springwood House, Spring Lane, New Mill HD9 7EH