

DCAdmin

From: Welsh Sarah <Sarah.Welsh@peakdistrict.gov.uk>
Sent: 04 December 2023 11:31
To: DCAdmin
Subject: 2023/92960 Change of use and alterations to barn to form boarding kennels/dog grooming/pet food shop - Moor Ford Barn, 146, Red Lane, Meltham, Holmfirth, HD9 5ND

Categories:

Dear Lucy,

Thank you for consulting the Peak District National Park on the above planning application. Section 62 of the Environment Act, 1995 requires the Authority to have regard to the National Park purposes for which it was designated.

The application site is located within the Dark Peak Yorkshire Fringe character area and it's sub character area 'Densely enclosed gritstone upland'. The Landscape Strategy for the National Park states that much of this land still retains a strong pastoral character despite the urban and, in some cases, industrial influences of the towns and villages. Generally today this LCA is a peaceful, tranquil landscape. This pastoral landscape offers a striking contrast to the surrounding urban areas and forms an important 'buffer' between the Park and those urban areas.

The site is also very close to the Natural Zone, which is an area where development is resisted. The Natural Zone is a wilder area with minimal obvious human influence whose 'more natural' beauty it is, in the opinion of the National Park Authority, particularly important to conserve. It is an extremely fragile area and susceptible to damage.

The proposed dog kennels, grooming parlour and shop will significantly increase the intensity of the use of the agricultural building as will the increased traffic movement to and from the site. The reason the building exists is because it was needed for agricultural use. What is the reason for the agricultural building being no longer of use to the farm?

It is not clear in the application documents how the site is used as a whole. There appears to be two properties and the application indicates there are different ownerships involved. Is the use independent of an active farm or land management practise?

I am concerned that this is a new business use in the countryside that does not contribute to agriculture or land management and the conservation and enhancement of the surrounding landscape. Whilst it is not in the National Park, it is very close to it, forms part of the National Park landscape and contributes to the setting of the National Park. A key characteristic of this area is its peaceful, tranquil landscape that acts as an important 'buffer' between the National Park and the urban area (as mentioned above). How will the development protect this key characteristic of this landscape area?

I hope the above comments are helpful to you.

Kind regards,
Sarah

Sarah Welsh MRTPI
Policy Planner