

## About the application

Application number: 2023/93131	
What is the application for?:	Change of use from annex to holiday let
Address of the site or building:	Spring Hall Mount, Binn Lane, Marsden, Huddersfield, HD7 6NW
Postcode:	HD7 6NW

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I have serious reservations about an annex initially for elderly relatives now being proposed for use as a holiday let.</p> <p>This is a complete change of use and will involve up to 4 people visiting the area according to the advertising about this property, with a constant usage throughout the year.</p> <p>There is already serious road congestion according to the owners of Spring Hall Mount, and they have complained about this, yet now they are proposing to add to it. They already obstruct the highway with their refuse bins and their cars and this will add to the problems with increased refuse from the letting. The current owners have expressed their opinion in writing that they do not want to park up the lane opposite my property as it could expose their cars to damage from passing livestock and I presume this reservation will also apply to their guests. If not it will take up parking that my visitors often use, in order that they can come and go without being observed, essential for my privacy as I am under surveillance and have had my normal daily life and activities reported to the police.</p> <p>My new drive is very steep and I cannot use salt on the concrete setts. During the winter on road parking will be vital as both myself, tradespeople and visitors don't have 4 wheel drives, and access onto my drive could be limited by snow and ice.</p> <p>It will increase traffic to an area of outstanding natural beauty that is within a conservation area and very close to the Peak District. It will destroy the essential nature of this quiet hamlet. It will increase noise and activity which may be unpleasant and unacceptable. This argument also applies to the part time employment opportunity.</p> <p>I have concerns about wildlife as I have a higher level stewardship agreement to save the Pennine Twite. The Twite is a protected and priority species on land adjacent to or near the proposed development. Their garden borders my fields, an important area for the endangered Twite and the increased activity from guests could affect nesting and</p>	

the endangered T wite and the increased activity from guests could affect nesting and feeding.

“Since the development began, the neighbouring property, Spring Hall Farm, has created its own access via a new driveway. This has created a larger, more private rear driveway for the host dwelling and increased the capacity for off road parking to four vehicles.”

This is incorrect. As the owner of Spring Hall Farm, I am currently engaged in a border dispute with Spring Hall Mount, as the owners of Spring Hall Mount are parking on my land without permission. They are using my land that they have not used prior to my building my new driveway. I have no intention of letting them appropriate my land. My tradespeople and deliveries were blocked by my neighbours and my access unlawfully constrained. This situation was unbearable, so I applied urgently for planning permission in the current configuration, as my correspondence will prove, and my plan was always to then ensure they did not try to claim my land. Therefore, I contest the amount of parking space. I am preparing to take them to court over trespass in order to stop their unlawful encumbrance of my land.

“Whilst the applicants are aware that this complaint is malicious”. The owners of Spring Hall Mount were advertising their property for rental

. A complaint is not malicious when planning has been contravened, especially when it is upheld, hence the current application for a change of use. As this is a publicly viewed site and my identity is obvious, I will express my objection to this offensive remark.

More strangers who may have no idea about conservation, wildlife and indeed fire risk will be encouraged into the area. This won't just be passing foot traffic from walkers, this will be people on site 24/7 who may bring their portable barbecues for a trip out onto the moorland.