

DC Admin

From:
Sent: 12 September 2024 11:08
To: DC Admin; Local Development
Subject: Regarding planning application ref: 2024/92146

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Kirklees Council Planning
Comments regarding planning application ref: 2024/92146
Site: Pule Hill Farm, Manchester Road, Marsden, HD7 6NJ

URGENT PLEASE NOTE : I have attempted to submit this online via the planning portal. However, the site is not functioning correctly for me as when I enter my postcode, the drop-down box where I should select my house number is not responding and I cannot progress further. I understand there is deadline for receipt of comments on this application tomorrow (13th). Can you please ensure my comments are included? Many Thanks.

I refer to the retrospective planning application above, and I am hoping that this will be granted.

I should declare at the outset that I have no financial interest or otherwise in the application, but I am a family friend of the applicants.

I should also say I am not challenging the decision on technical grounds as I am not competent to do so, but my understanding is that the application may be refused.

Taken as a whole, the work that has been done in the last decade on restoring the ancient buildings on the site at Pule Hill Farm has been very positive. The buildings have been sympathetically restored, access off the busy main road has been made safer, drainage improvements have been made, and tree planting has brought wildlife back into the environment. In summary a site that was in disrepair and in danger of becoming an eyesore has been sympathetically restored and improved.

The application now in question is another positive step in the improvement of the Pule Hill site, providing much needed additional space. The building has been constructed of local materials, blends in with its surroundings, and has been combined with additional planting.

I understand the environmental impact has been managed by the use of spring water, solar power and biomass heating.

Not only does the building blend in with the landscape through its design and materials, it has no visual impact for the neighbours as it is concealed from view by the existing ancient buildings.

I accept that the applicant may not have followed planning rules, believing this to be a permitted development within curtilage, and the conclusion of the planning is that it is not. Bee that as it may, this is a genuine, if regrettable mistake by the applicant, and in that context, given the comments above on the building itself, I would like retrospective application to be supported.

As a final thought, when I visit the applicant, I drive over the M62 and see tens of lorry containers parked in fields by the motorway being used as advertising hoardings. Neighbouring Pule Hill Farm I see shipping containers being used as permanent storage in full view of the road in a rural area. I suspect those who place these visual eyesores there are taking advantage of planning loopholes. The fact that the applicant has gone to significant expense and thought to avoid this type of impact seem rather ironic.

Please do not ask the applicant to demolish this building. Perhaps a better solution would be some additional planting?

Yours Faithfully,

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