

## Station Road / Back Lane Parking Area Planning Statement

ZST-1620-N01

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### Introduction

1. This Planning Statement is submitted in support of an application for Certificate of Lawful Existing Use relating to a parking area, accessed from Station Road, Holmfirth.
2. This statement will describe the site and its surroundings, including a review of its planning history and relevant designations, and describe and assess the evidence that the land has been in use as a car park continuously for over 10 years.
3. It is concluded that, on the balance of probability, the land has been in use continuously for over 10 years such that the Certificate of Lawfulness should be granted

### Site and Surroundings

4. The site is 120 sq.m in size and lies on the east side of Station Road. It is hard surfaced and is bounded by a dwelling on its southern extent, a brick wall on its eastern extent and along the western frontage it has a crossover onto Station Road.



Aerial image of site (copyright: Google)

5. The site benefits from a crossover and dropped kerb on to Station Road indicating that the site is formally a parking area.
6. There are no planning constraints affecting the site.
7. The site lies within the Holmfirth Conservation Area.
8. The site lies outside the floodplain.

### **Planning History**

9. There is no planning history for the site recorded on the Council's website.

### **Evidence for Use as a Car Park**

10. The use of the parcel of land has never been formally established. However, there is nothing to suggest the site is not currently in lawful use as a car park.
11. A set of images from Google Earth are attached at Appendix A dating from 2001, 2002, 2003, 2009, 2016, 2018, 2019 and 2020. In addition, a history of Streetview images have been added to the planning portal providing further evidence as use as a car park.
12. These photographs also demonstrate how the parcel of land is little changed in physical appearance and use over these years. The photos show it laid out as unsurfaced loose gravel used for the parking of motor vehicles.
13. There is therefore very strong evidence that the land has been used for car parking since at least 2001.
14. Based on the submitted evidence, the applicant now requests that the LPA confirm by way of a Lawful Development Certificate that the land outlined in red on the site location plan is lawfully used for vehicle parking (Sui Generis Use).
15. Guidance in relation to the determination of such applications states that, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided that the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.
16. The submitted photographs confirm that the site has remained unchanged since 2001 and has been used for car parking continuously without interruption since then.

### **Conclusion**

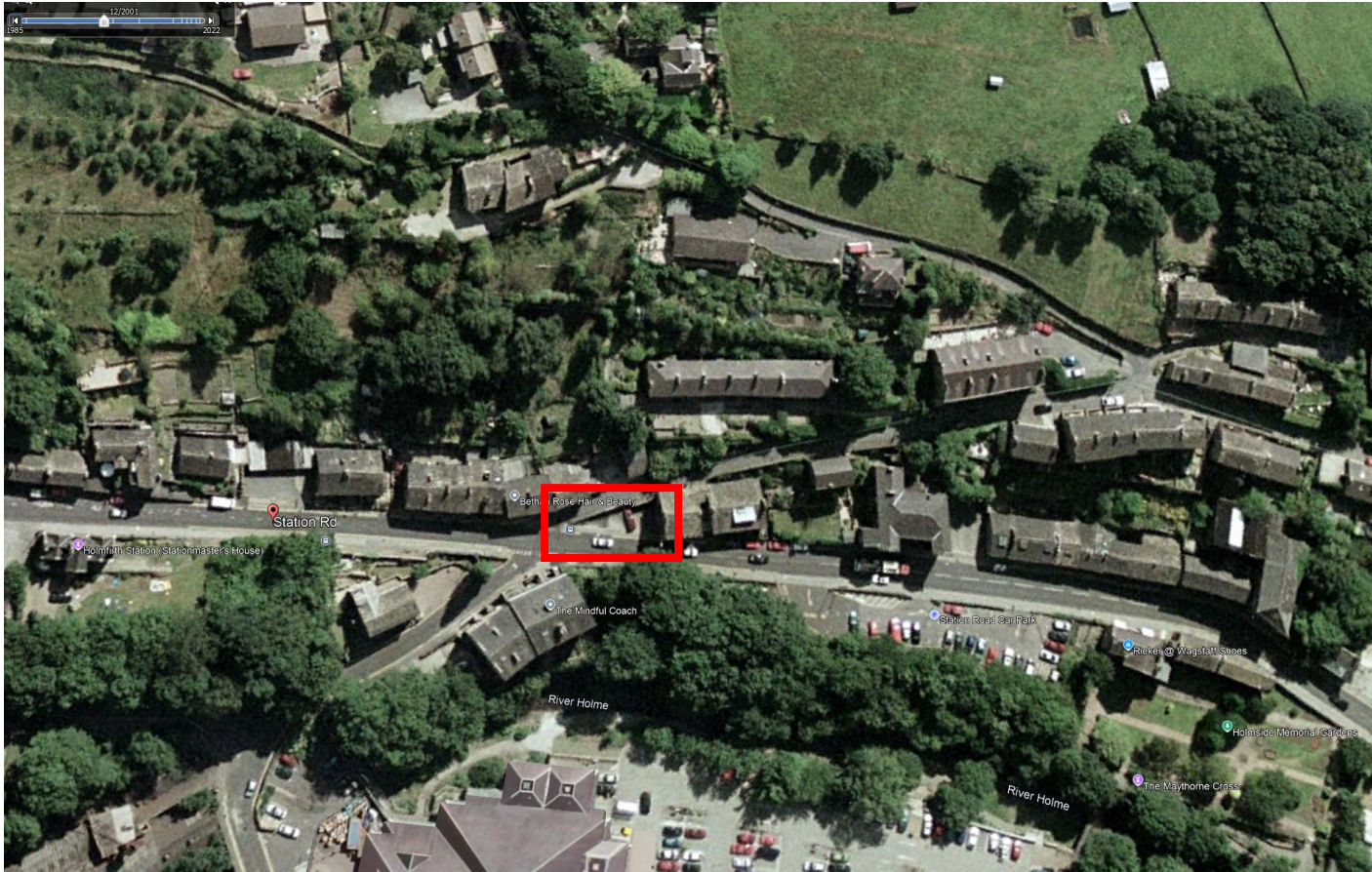
17. It is concluded that, on the balance of probabilities, the parking area facing Hunter Road as indicated on the accompanying site plan has been in use as a car park continuously for over ten years and a Certificate of Lawfulness should therefore be granted.



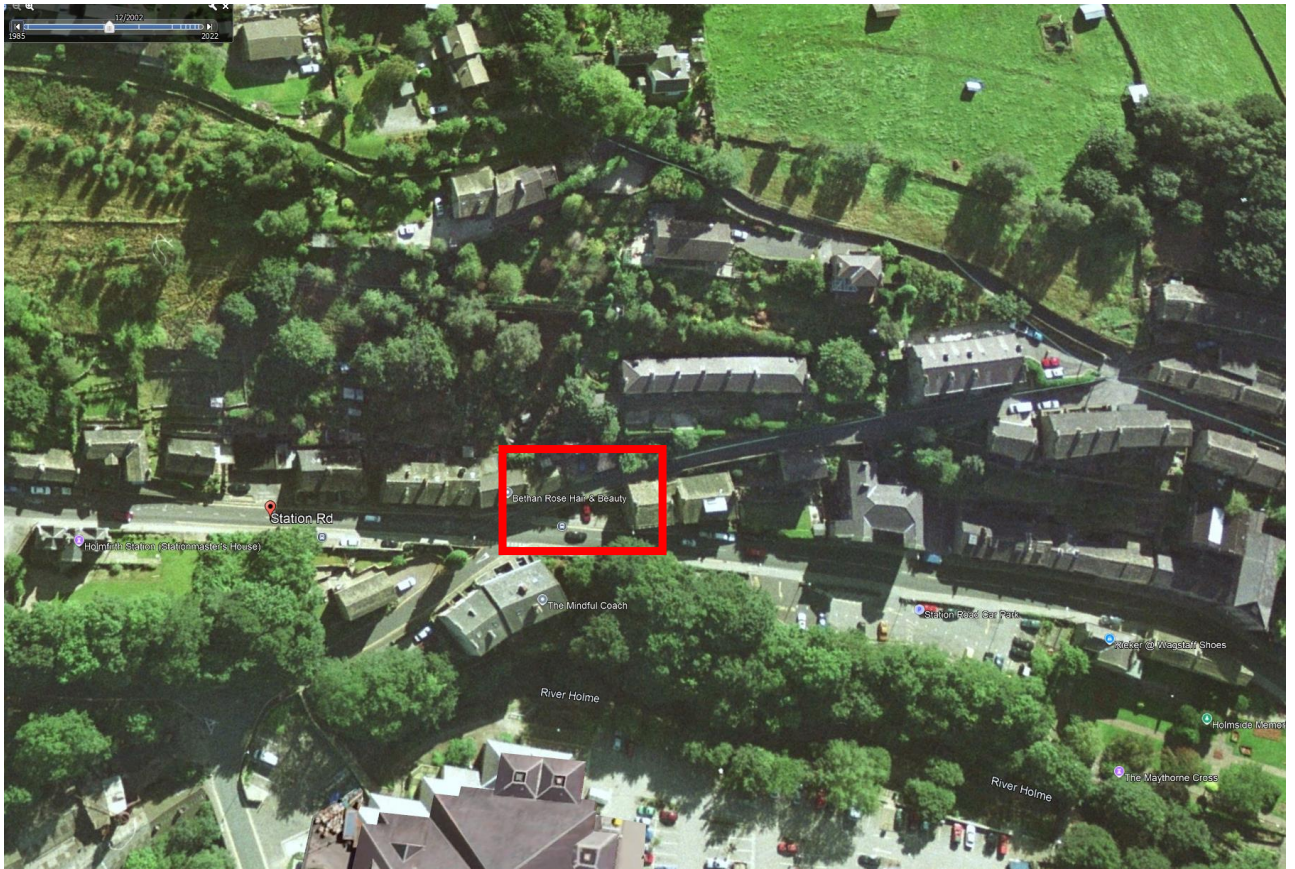
18. The submitted information is considered to be sufficiently precise and unambiguous such that the Certificate be granted.



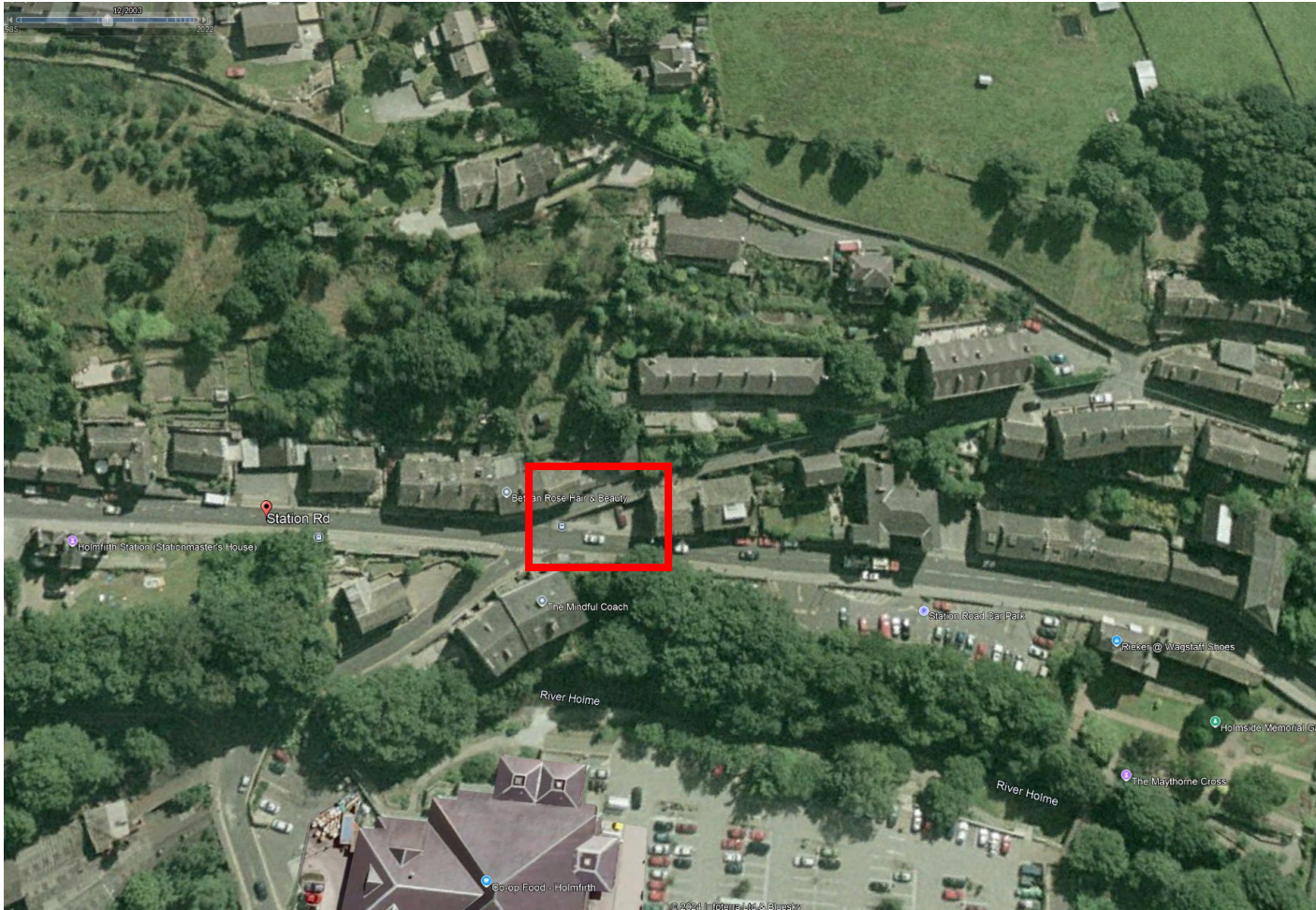
Appendix A: Aerial Mapping Evidence



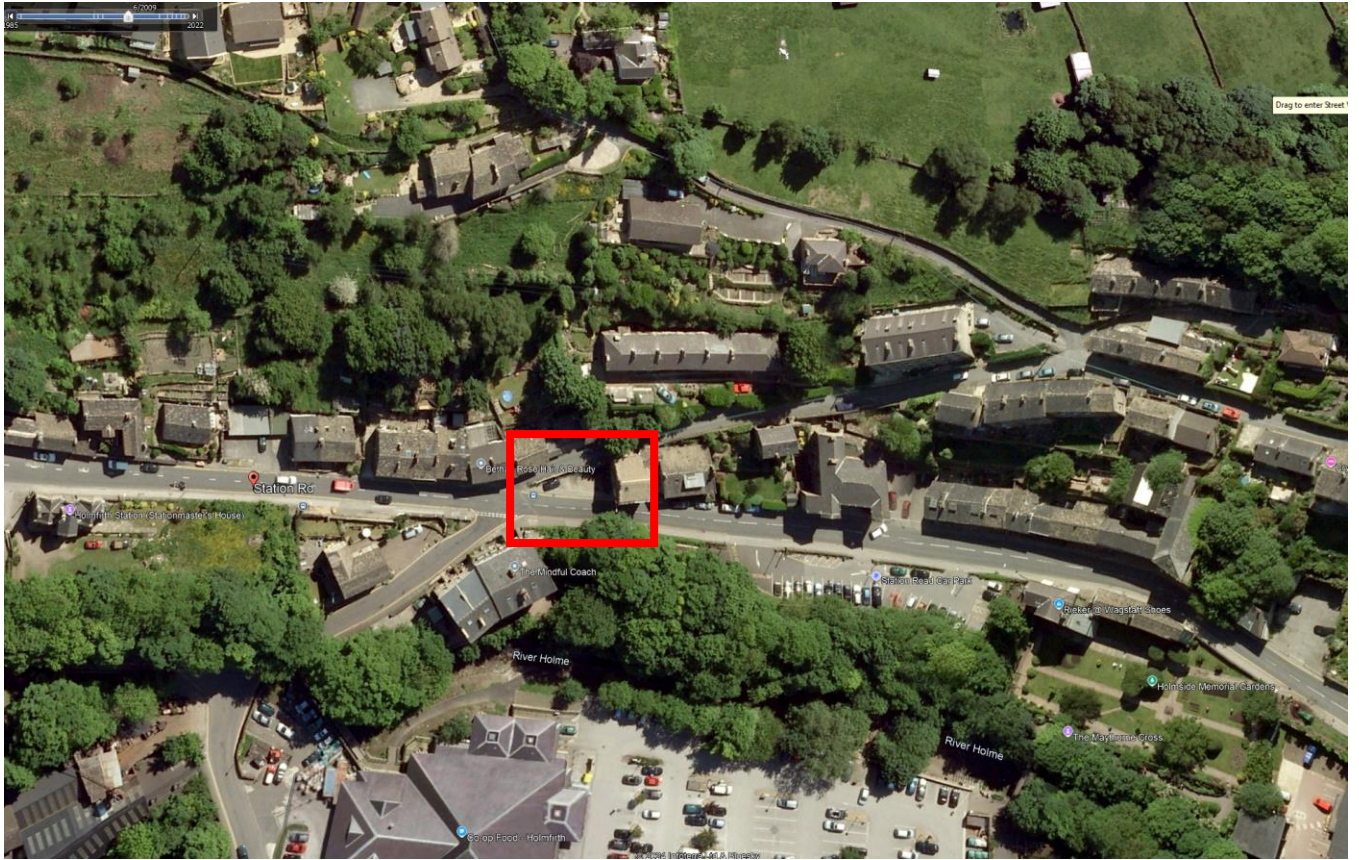
*Aerial Mapping 2001 – Courtesy of Google Earth*



*Aerial Mapping 2002 – Courtesy of Google Earth*



Aerial Mapping 2003 – Courtesy of Google Earth



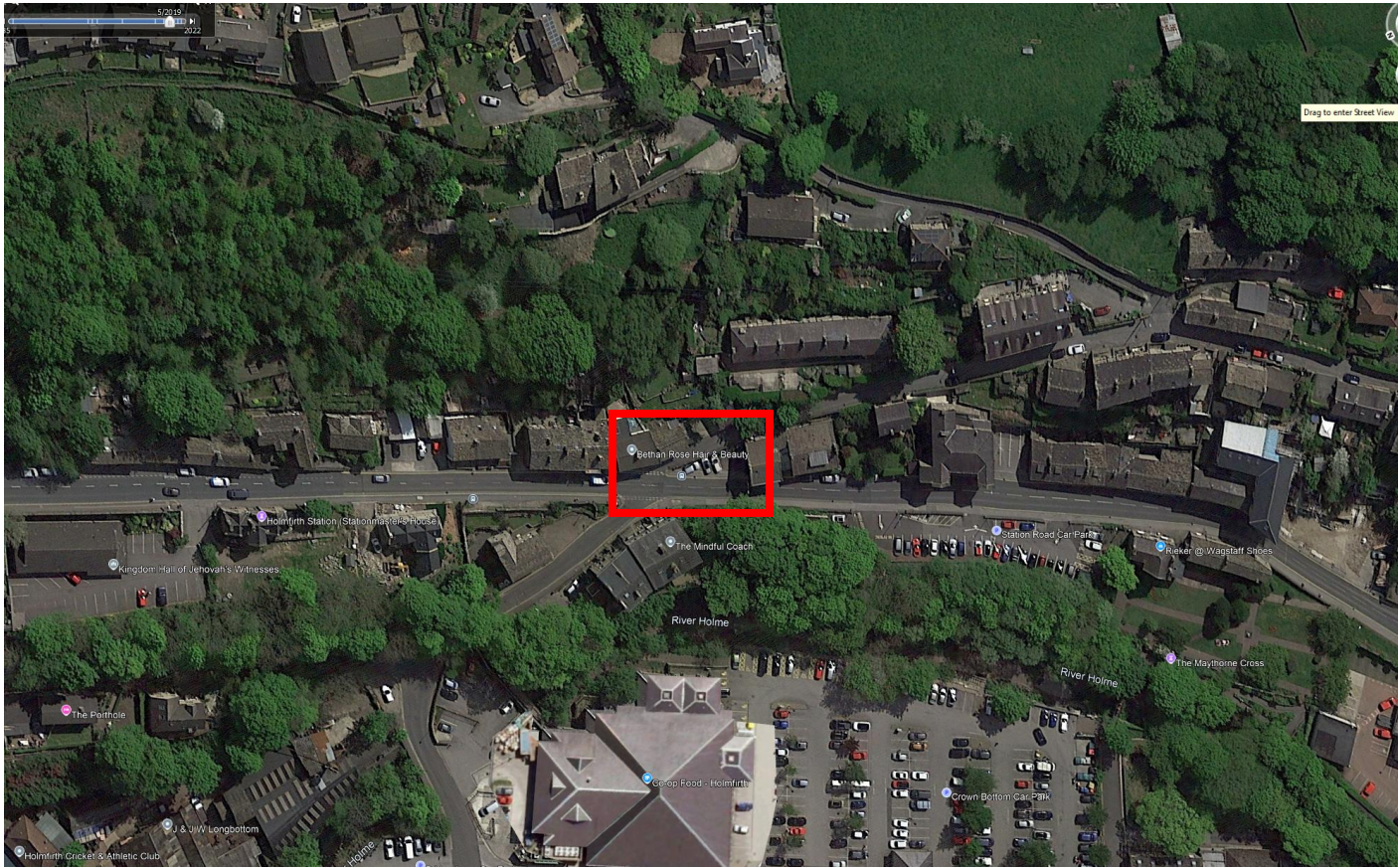
*Aerial Mapping 2009 – Courtesy of Google Earth*



Aerial Mapping 2016 – Courtesy of Google Earth



*Aerial Mapping 2018 – Courtesy of Google Earth*



*Aerial Mapping 2019 – Courtesy of Google Earth*



Aerial Mapping 2020 – Courtesy of Google Earth