Address: 45 New Laithe Hill Huddersfield HD4 6RF

About the application

Application number: 2024/93494	
What is the application for?:	Erection of restaurant/café/bar, six guest rooms, exhibition/interpretation room
Address of the site or building:	Victoria Tower, Castle Hill, Lumb Lane, Almondbury, Huddersfield, HD4 6TA
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I wish to object to the planning application 2024/93494 for the erection of a restaurant and rooms on Castle Hill on a number of grounds.

This new application cannot be linked to the previous expired application for Castle Hill and as such it appears to lack all the necessary documentation for a member of public to be able to make informed comments.

The above is particularly important given the apparent material changes to the proposal as far I can see.

Castle Hill is an important landmark with views across the wider landscape. It is a Scheduled Ancient Monument and a nature reserve in the Green Belt.

The building proposed would be out of keeping with its surroundings and contribute significantly to noise and light pollution.

Historic England (listing entry 1009846) describes the site as, 'a rare and important asset of both regional and national importance. Accordingly, any harm to the monument must carry a heavy weighting in planning terms.'

This is a highly sensitive site being Green Belt, proposed development within the curtilage of the Grade II listed Victorian Tower and physically within the structure of a Scheduled Ancient Monument.

The primary purpose of the development is a commercial venture, allowing a commercial town centre use in the Green Belt will cause substantial harm to the nature and to archaeological site. The proposal does not comply with any of the exceptions tests as set out in para 154 of the NPPF 2024

There are no very special circumstances which should permit building in the Green Belt as per the National Planning Policy Framework. NPPF 2024 Proposals affecting

Belt as per the National Planning Policy Framework. NPPF 2024 Proposals affecting heritage assets para 208 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take into account when considering the impact of a proposal a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

Castle Hill Setting Study by Atkins (2016) which appears on the Kirklees website provides necessary expertise which appears to have been ignored.

As far as I can see there is no Environmental Impact Assessment (EIA) which should be carried out due the scale and complexity of the proposal.

There are issues with existing drainage which appear unresolved; the road is narrow and unsuitable for frequent and/or heavy traffic and altering it would damage the hillside. The narrow track is inadequate for larger vehicles and is mostly used by walkers, cyclists and a few cars. If it became a busy road it would create a serious safety hazard.

The application mentions access to facilities and interpretation boards. I doubt that walkers would be welcome to use the toilets in their muddy boots. As for information boards these already exist, the footpaths have been improved and volunteers regularly litter pick to keep this precious place tidy.

It is highly valued by the wider community; a place of peace and quiet where the views and fresh air can be appreciated.

Finally, there are plenty of local eateries and places to stay nearby which could be signposted to help existing local businesses rather than allowing them to be adversely affected. If facilities need to be provided they should be located nearby and not on the hill itself.