

## About the application

Application number: 2024/93556	
What is the application for?:	Change of use of land and creation of customer car park
Address of the site or building:	Bolster Moor Coffee Shop, 1A, Bolstermoor Road, Bolster Moor, Huddersfield, HD7 4JU
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>The farm shop and its car park are far too big for the size of the village. The shop, cafe and car park are now the size of a small supermarket. An extension of the car park will bring more traffic into the village and the infrastructure cannot cope.</p> <p>Local Development Plan.</p> <p>The local development plan states that farm shops are generally ancillary to the core agricultural business. It states that shops are a main town center use and if they are over 150 square meters this local requirement needs to be justified. This business has long outgrown the area in which it stands and could now be seen as the main activity. The business sees itself as a valuable asset to the local community and sites this on everything it does yet contributes little to the village or village life.</p> <p>One of the key objectives of the LDP is to protect and enhance the natural environment in Kirklees and the locally distinctive qualities which contribute to its character, including the varied landscapes and natural assets. The council states that people need to access activities that enable them to keep fit and well, both physically and mentally, and enable them to feel part of a community which is welcoming and safe, clean and free from pollution.</p> <p>Bolster Moor is a popular place to enjoy the outdoors. People visit to benefit from the green spaces and make use of the local paths and walks. This was particularly apparent during Covid when cyclists and walkers doubled in number.</p> <p>This enjoyment is being threatened by the development of the farm and car park and the pollution and traffic it brings to the area.</p> <p>Greenbelt.</p> <p>The farm and land is in a greenbelt area. The business is slowly covering over green fields and such expansion is inappropriate and harmful to the greenbelt. Village residents have seen the loss of this green space, the nature of the village change and worry that this will be allowed to continue. Each expansion suggests it will be the last but again and again nature is destroyed for profit. There are no special circumstances existing that would outweigh the harm caused by a car park extension.</p>	

## Planning

The business has a history of ignoring planning legislation and the planning process. It has knowledge of the system but chooses to build anyway. It has already created two roadways into the field although permission has not been granted.

It is unacceptable for this to continue with business wishes taking priority over the local environment, the people who enjoy it and live within it. The business should be ordered to remove this hardcore and return the field to grazing land.

## Supporting Information from Paragon Highways.

The current car park does not reach capacity most of the time. There is no need for further parking spaces.

The application suggests that additional parking would reduce on street parking but if farm shop staff used the car park this would solve the problem.

The business has applied to expand many times since it opened. the supporting information often contradicts itself so reasons are often unclear. This is the case with this application. The initial temporary request was for a car park for staff not it appears it is for customers.

The supporting report gives an inaccurate view of the parking situation around Bolster Moor.

Carried out at a busy period it suggests that everyday is the same. Traffic flows freely around Bolster Moor Road and there are very few pedestrians crossing the road.

The map and photographs used by Paragon Highways are out of date and do not show recent developments on the land.

The survey did not question any of the people parking on the road and made no differentiation between residents, customers, staff or people parking there for reasons other than to visit the farm shop. It did not consider how long each vehicle remained parked.

The survey totaled the number of people visiting the farm shop and the number of people visiting the coffee shop and reached the conclusion that over 1000 people visit the business and presumably arrive in over 1000 cars?

This fails to recognize that people may shop first and then visit the coffee shop and may well be the same people counted twice. They may also car share, travel by bus, cycle or walk.

According to Paragons figures, only once at 11am on a Saturday during one weekend close to Christmas was the car park full. At no other time was the car park full to capacity suggesting that an additional car park is not required.

Supporting evidence is weak. The facts are clear.

The business is already damaging the character and natural assets of the area and further expansion should be discouraged.