

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?	Yes
TO BE ANONOMOUS	
NPPF – This is clearly an inappropriate development that impacts the Green Belt and does not constitute ‘Very Special Circumstances’. LDP – the development has clearly outgrown the determination of what farm shop is and does not comply with particular key objectives of the plan. Acumen Planning Statement – A completely biased and client favourable statement, riddled with blinkered views in an attempt to justify the development. The development in the Green Belt that has already been undertaken in part via a temporary planning application and in part with none at all. Still to this day it is being used beyond its temporary approval and should have been subject to an enforcement notice. The applicant is fully aware of the planning process and has either little disregard for the planning process and/or is being ill advised by its consultants. In terms of the statement that the local community see this as a valuable asset. Has a communications questionnaire been circulated to back up such a statement? Paragon Highways Technical Note – completely biased and proves the additional parking is not required. What it does prove though is the frighteningly high numbers of cars that visit the Farm Shop and Café. This does not include small to large delivery trucks including agricultural traffic movements. The main road parking is clearly being used for staff parking as the street parking is generally full prior to the premises opening. If a survey was undertaken from 6am-9am for the on-street parking on Bolster Moor and Slades Road Nursery side requesting why they are parking there. It would clearly confirm staff parking to be the issue. It is stated highways safety is going to improve by the development. This clearly will not be the case given the above. Highways road safety at Bolster Moor is not going to improve at all and it is only going to get worse if attracting further customers continues. An offsite highway survey over	

to get worse if attracting further customers continues. An on-site highways survey over a 12-month period needs to be undertaken to understand traffic numbers, speed, flow, timings. Highway safety in the area needs to be considered first not through engineered justification to suit the retrospective planning application. Have Kirklees highways been consulted? Consideration needs to be sought in relation to

- noise pollution
- air quality
- traffic calming measures – signage generally including lit attention speed signs, speed tables, 20mph zoning, High Friction Surfacing
- Visibility assessments for access and egress into the development which is currently extremely poor due to on street parking by staff. The use of double yellow lines will assist with visibility.
- Residential Permit parking or timed parking 2hours no return
- Impact to local Bus services

Climate Change Statement – considering a green field has been turned into a car park it is incomprehensible for this to have been filled in as N/A or None in particular to Questions 2, 3, 5, 6, 7 and 8.

Extract from the Kirklees Highway Design Guide – Supplementary Planning Document November 2019

5.1 National Policy:

Government's policy on parking is set out in the National Planning Policy Framework. The NPPF states that when setting local parking standards for residential and non-residential development, policies should take into account:

- the accessibility of the development
- the type, mix and use of development
- the availability of and opportunities for public transport
- local car ownership levels, and
- the need to ensure an adequate provision of spaces for charging plug-in (which may include on-street charging facilities) and other ultra-low emission vehicles in accordance with West Yorkshire Low Emissions Strategy here.

5.2 Kirklees Local Plan:

The Kirklees Local Plan states that car parking provision in new developments will be determined by the above criteria (Policy LP22). LP22 also states that new developments will incorporate (in their curtilage) flexibly designed and sufficient parking provision for private cars, considering a range of solutions. This is to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within a site, including a mix of on-street and off-street parking in accordance with current guidance. Policy LP22 also states that provision will be made to meet the needs of cyclists for cycling parking in new developments and that provision will be made to accommodate the needs of people with disabilities.

End extract

Design

It appears no considerations have been taken relating to robust materiality, drainage, attenuation, EVCP's, pedestrian movement, inclusive design, cycle provision,

landscaping, promoting public transport, public open space and lighting.

The installed construction to circulation routes is of aggregate with fines in and the parking areas are simply a Plastic Cellular Paver embedded into soil. This does not comply with any design guide for a permanent car park solution. The car park visually is extremely poor and only after being used for a short period is showing signs of serious wear with rutting to parking spaces. This mud and fines during the xmas period trailed all the way through the car park on to the highway. I have doubts a civil engineer was consulted for the construction and that the CBR criteria isn't being met for loadings including for Emergency Services loadings. There also doesn't appear to be any drainage including petrol interceptor strategy in place and discharge point. Have the LLFA been consulted?

This application should be rejected and any application moving forward should be subject to a section 106 being in place for putting back into the community. This could be for the children's park which is in a very tired almost dangerous state, the local school and anything else that benefits the Bolster Moor community.