

Consultation Response from KC, Highways Development Management
2024/93581 Delph House Farm, Penistone Road, High Flatts, Huddersfield, HD8 8XY
Change of use of silage clamp pit and agricultural building to caravan storage
Date Responded: 12/02/2025 Responding Officer: CNB Responding Ref: K17-1/2
This application is for a change of use from agricultural use to caravan storage facilities at a farm/restaurant with an existing access on to A629 Penistone Road, a 60 mph (national speed limit) two-way single carriageway primary distributor road of approximately 9.2m width with a footway on the side of the development site and street lighting present. Part of the development site is marketed as “Yummy Yorkshire” a restaurant and ice-cream parlour that has the propensity to generate a large number of trips to the site, the current proposal site is to the rear of the Yummy Yorkshire site but will use the same existing access. Other buildings within the same site were given approval for a change of use to hay store and stables as part of 2023/91230. The proposals are to use two agricultural barns and a silage clamp pit as storage for up to 38 touring caravans and camper-vans. The access in to the site is existing and has a right turn lane on Penistone Road. Drawing No 24/1091/03 “Proposed Block Plan” indicates that there is sufficient space for access into the site for caravans/camper-vans and that suitable manoeuvring space to store them is easily available. The initial length of access would be through the shared customer access for the Yummy Yorkshire car park, then access would be through a secure gate into the rear section of the farm. The proposals would be expected to generate additional trips to the site, but this would be expected to be very low and would not cause a severe impact on the operation or efficiency of the local highway network. The accompanying Planning Statement indicates that all caravan storage would be by pre-bookings only and that movements of the caravans would only be allowed outside the operating times for Yummy Yorkshire and would only be allowed between 7am – 8:15am and 6pm – 9pm. This should be conditioned. With this we consider that the application is acceptable on highways grounds with a condition. Condition (exact wording required) Wording to be based around arrivals and departures of caravans to be limited to times provided in the planning statement. Reason: highway safety