About the application

Application number: 2025/90930	
What is the application for?:	Erection of micro brewery and associated works (within a Conservation Area)
Address of the site or building:	Bamforth Warehouse, Station Road, Holmfirth, HD9 1AB
Postcode:	HD9 2DQ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Having reviewed the submitted application in full, I wish to register a strong objection on multiple grounds. This proposal is fundamentally flawed, lacks the necessary supporting evidence, and is wholly inappropriate for this sensitive and prominent site.

1. Poor Design Quality and Lack of Local Context
The design is architecturally out of character with the area. It introduces a highly contemporary form—with a mono-pitched roof, excessive glazing, and poor massing—on a site that serves as one of the main entrances to the town. Rather than reinforcing the established architectural identity, the scheme stands apart in a way that feels self-referential and disconnected from its surroundings.

There is no meaningful reference to the local vernacular, and it is clear that the scheme has been developed by a practice with limited or no knowledge of the area. The design appears to be driven more by aesthetic preference than by place-based understanding, giving the impression of a vanity project rather than a serious contribution to the town's built environment.

2. Lack of Supporting Assessments
The application is also critically lacking in supporting technical evidence:

No market assessment has been submitted to demonstrate that there is a genuine need or demand for the proposed development.

No highways or transport analysis has been included. There is no car park tracking, and several proposed parking bays appear to be impractical or even impossible to access safely.

There is no biodiversity net gain proposed, nor are there any meaningful arboricultural or landscaping enhancements. These are not just omissions but clear failures to meet current planning and environmental expectations.

3. Procedural and Integrity Concerns

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It is also concerning to note that the latest statements of support appear to come from personal or professional associates of the architect involved in the scheme. While individuals are entitled to submit comments, planning decisions must be based on material considerations, not personal sentiment or affiliation. These expressions of support should therefore be given limited or no weight in the decision-making process.

Conclusion

In summary, this application is deeply problematic in both form and content. It presents an inappropriate architectural response, is unsupported by necessary technical and environmental assessments, and raises valid concerns regarding transparency and impartiality. For these reasons, I strongly urge the planning authority to refuse the application in its current form.

A new proposal should be brought forward that:

Responds to the local architectural character;

Provides evidence of market need;

Demonstrates sustainable environmental principles; and

Includes a thorough analysis of highways and access impact.

This site deserves a scheme of integrity, quality, and context—this is not it.