About the application

Application number: 2026/90114	
What is the application for?:	Change of use and conversion of barn to hydrotherapy pool with associated extern
Address of the site or building:	agricultural barn, adj Wood View Farm, 42, Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
Postcode:	HD4 6UL

User comments

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

2026/90114

I am writing to formally object to the proposed development of a hydrotherapy business at the above-mentioned site in Farnley Tyas.

My primary concern relates to the suitability of the access arrangements and the resulting impact on neighbouring residential amenity.

The site is served by a privately owned gravel access track which is single-lane and only wide enough for one vehicle at a time. The track runs directly alongside the residential curtilage of neighbouring properties and was originally designed to serve the farm and its associated buildings rather than to accommodate the level of vehicle movements associated with a commercial operation.

The proposed hydrotherapy business would inevitably generate regular client arrivals and departures throughout the day, significantly increasing traffic along this constrained access route. The increased vehicle movements would lead to a substantial rise in noise, disturbance and activity immediately adjacent to neighbouring homes.

This impact is particularly significant due to the layout of neighbouring properties, where the main living areas are fully below ground level relative to the access track. As a result, vehicles using the track pass at a higher level directly alongside these spaces, which can intensify and carry sound downwards into the properties. Consequently, even modest increases in traffic could have a disproportionately harmful impact on the living conditions and residential amenity of neighbouring occupants.

There are also important safety concerns associated with the proposed increase in traffic. Neighbouring homes have entrances that open directly onto the access track, meaning residents must step directly onto the track when leaving their homes. As a result, there is no clear separation between pedestrian movement and vehicle use. An increase in commercial traffic along this narrow single-lane route would therefore

increase in commercial traffic along this narrow single-lane route would therefore increase the potential for conflict between vehicles and residents.

Given these circumstances, further assessment of the safety implications of increased traffic is required, including a proper evaluation of whether the access arrangements are suitable to accommodate the additional vehicle movements associated with a commercial enterprise.

Furthermore, the site lies within the Farnley Tyas Conservation Area, where preserving the tranquil character, residential setting and historic environment is an important planning consideration. The introduction of a commercial use that generates regular visitor traffic along a narrow residential access route would introduce additional activity, noise and disturbance that risks harming the tranquil residential character of the conservation area, contrary to the objective of preserving or enhancing its character and appearance.

In addition to the amenity concerns, the physical limitations of the single-lane gravel track, which was designed primarily for agricultural access, raise legitimate concerns regarding its suitability and safety for intensified use, particularly where vehicles pass very close to residential boundaries with limited space for manoeuvring or passing.

For these reasons, the proposal fails to demonstrate that the existing access arrangements are suitable to safely accommodate the level of traffic likely to be generated by a commercial use, and therefore raises significant concerns in relation to highway safety and the protection of neighbouring residential amenity.

Should Kirklees Council be minded to approve the application despite these concerns, I would respectfully request that strict planning conditions be imposed to minimise harm to neighbouring residents. These should include:

Restrictions on operating hours so that all client visits are limited to normal daytime business hours, with any Saturday opening restricted to daytime hours and the facility remaining closed on Sundays and Bank Holidays.

A specific condition preventing the use of the premises for canine hydrotherapy or any other animal-related use, ensuring the facility cannot expand into dog hydrotherapy or similar activities that could significantly increase noise, traffic and disturbance.

Controls on the number and frequency of client appointments in order to limit the volume of traffic using the private access track.

Consideration of traffic management or access controls to prevent excessive vehicle movements along the shared residential track.

In light of the constraints of the access track, the close proximity to neighbouring homes and the location within the Farnley Tyas Conservation Area, the proposal would introduce a level of activity that is incompatible with the character of this residential setting. I therefore respectfully request that Kirklees Council give full and careful consideration to these concerns when determining the application.