

About the application

Application number: 2026/62/90253/W	
What is the application for?:	Demolition of existing garage and store and conversion of existing dwelling and
Address of the site or building:	Oak Leas Manor, Spring Lane, New Mill, Holmfirth, HD9 7EH
Postcode:	HD9 7EH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Impact on highway safety and traffic: Any increased accommodation will impact on the safety of drivers and pedestrians on Spring Lane, in many places a single track, blind corner, country lane. Recent planning applications by the vendor has already increased the number of homes on the lane by two, let to short term tenants. These now share a narrow single blind access point onto the lane, a potential hazard. The current plans suggest that should the six new apartments be approved they will only access the lane from a separate driveway located at the far end of the lane. Will this be a compulsory condition?</p> <p>Effect on the character of an area: A previous rejected application to convert Oak Leas Manor to a wedding venue would have changed the nature of the rural residential lane . Are the new conversions to be sold on the open market, rented to families on long term lets, or will they be used as holiday lets, with all the noise and upheaval of weekly tenants who may not show the same consideration to existing residents?</p> <p>Conservation of buildings and the environment The Manor house is Grade 1 listed and is of historical interest to the community. It has been beautifully restored, maintaining its original character, but the original planning consent was specifically pfor one family use only. The whole site is within the green belt and any further encroachment by any further development would be detrimental to the character of the village of New Mill and undermine its historic boundary.</p>	