

About the application

Application number: 2026/90253	
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
Objection to the Proposed Change of Use at Oak Lees Manor 2026/90253 I wish to register my strong objection to the proposed change of use at Oak Lees Manor. My concerns relate to incompatibility with the residential and agricultural character of the area, severe traffic and safety risks, environmental harm, and the inability of the surrounding infrastructure to safely support this intensified development. Conflict with National Planning Policy Framework Green Belt protection (NPPF Chapter 13) The NPPF states that the Government attaches great importance to the Green Belt, and that its fundamental aim is to prevent urban sprawl by keeping land permanently open. Its essential characteristics are openness and permanence. The proposed additional dwellings and intensified use clearly undermine these principles by increasing built form, traffic, lighting, activity, and noise within the Green Belt. Green Belt purposes (NPPF paragraph 143) The Green Belt serves five purposes, including: • checking unrestricted sprawl • preventing neighbouring towns merging • safeguarding the countryside from encroachment • preserving the setting of historic towns • supporting urban regeneration through recycling land Expanding Oak Lees Manor from one to six properties constitutes encroachment and contributes to sprawl, directly conflicting with these stated purposes. Conflict with the Kirklees Local Plan Green Belt Policy – Section 19.1 and LP24 • The Green Belt makes a significant contribution to the district's character and quality of life. • Inappropriate development is, by definition, harmful and should not be approved except in very special circumstances. There is a strong presumption against development that harms Green Belt purposes	

- There is a strong presumption against development that harms Green Belt purposes. The proposed intensification from one to six dwellings constitutes inappropriate development and diminishes openness, contrary to Local Plan Policy 19.1.

Design & Amenity – Local Plan Policy LP24

Policy LP24 requires that development:

- Respects and enhances local character, townscape, and landscape
- Ensures safe design and high amenity standards for neighbours
- Minimises harm to residential amenity

The proposal fails on all counts: increased traffic, noise, lighting, and road danger will significantly reduce local amenity.

Severe Traffic Impacts on Spring Lane, Penistone Road, and Sheffield Road

Existing congestion and unsafe conditions

Spring Lane and its feeder roads are heavily used 24 hours a day, seven days a week. Motorists already use Spring Lane as a cut through to avoid congestion at the New Mill crossroads, causing:

- speeding
- driver frustration and aggressive behaviour
- collisions involving vehicles and property

Any increase in vehicle movements—particularly from additional households—will exacerbate an already unsafe environment.

Persistent unresolved congestion

Years of public consultations have failed to resolve congestion at the New Mill crossroads. Traffic routinely backs up into nearby residential routes, including Spring Lane. Increasing the number of dwellings at Oak Lees Manor will inevitably worsen conditions village wide.

This directly contradicts NPPF guidance that development must avoid creating unacceptable impacts on highway safety (NPPF "Promoting sustainable transport").

Danger to Pedestrians, Cyclists, and Road Users

Spring Lane is:

- narrow and winding
- prone to blind bends
- unlit in significant sections
- lacking footpaths entirely

It is heavily used by schoolchildren, elderly residents, disabled people, wheelchair users, dog walkers, and cyclists. The road is barely wide enough for a single car at points.

Existing traffic has already caused:

- damage to walls and parked vehicles
- multiple near misses involving pedestrians

Any increase—especially involving drivers unfamiliar with the road—presents a serious and foreseeable danger.

Unsafe and Inadequate Access Points

There are two access routes to Oak Lees Manor:

1. A narrow lane from Penistone Road, tightly bounded by cottages and a field.
2. A private drive from Sheffield Road, on a blind bend, unlit, extremely narrow, and adjacent to a weak embankment.

The Sheffield Road entrance presents acute visibility and safety hazards. Increased

traffic, headlights, engine noise, and horn blowing will further endanger residents and users.

These constraints indicate that the site cannot safely accommodate increased residential use, making the proposal contrary to NPPF transport safety principles.

Green Belt and Environmental Impact

Spring Lane and its surroundings lie within a designated Green Belt, which the NPPF seeks to protect from development that harms openness or encroaches on countryside. [gov.uk]

The proposal would:

- increase noise and light pollution
- generate significantly more traffic
- diminish tranquillity
- introduce activity incompatible with rural character

These impacts conflict directly with Local Plan Green Belt policies (19.1) requiring the land to remain open, rural, and free from inappropriate development.

Conclusion

Expanding Oak Lees Manor from one to six properties is:

- Inappropriate Green Belt development
 - contrary to NPPF Chapter 13 and Local Plan 19.1
- Unsafe
 - due to inadequate access, blind bends, and lack of pedestrian infrastructure
- Unsuitable for the local road network
 - worsening congestion throughout New Mill
- Harmful to residents' amenity
 - through noise, lighting, traffic, and disturbance
- Damaging to the rural and environmental character
 - eroding openness and tranquillity inherent to the Green Belt

For these reasons, I respectfully request that the application be refused in its entirety.

Thank you for considering these concerns.