

Address: Holly House Farm, Liley Lane, Mirfield, WF14 8EB

About the application

Application number: 2026/90880	
What is the application for?:	Change of use, retention of agricultural buildings and alterations to convert to
Address of the site or building:	Liley Hall Farm, 3, Liley Lane, Upper Hopton, Mirfield, WF14 8EG
Postcode:	WF14 8HG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Please note that this comment accompanies a detailed objection letter submitted separately by email (to dc.admin@kirklees.gov.uk) regarding Planning Application 2026/62/90880/E. The email contains supporting analysis and further evidence which we respectfully request is considered in full as part of the determination process. We strongly object to this application on the grounds that it represents an overdevelopment of the site and would cause harm to the setting and significance of the Grade II listed Liley Hall Farm and adjacent Grade II listed Liley Hall. Firstly, the application fails to provide sufficient information to properly assess impacts on these designated heritage assets. The submitted heritage assessment is inadequate and does not meaningfully address the historic relationship between the agricultural buildings and the listed properties within the same historic farmstead. A detailed Heritage Impact Assessment should be required and conservation officers consulted before any determination is made. Secondly, the scale of development proposed is excessive. The scheme introduces nine houses and an annexe (ten dwellings in total) together with 27 parking spaces and associated residential infrastructure. The submitted drawings are insufficiently detailed to demonstrate how such development can be accommodated without substantial impact on the character of the site. If the proposal is intended to rely on Class Q principles, there are serious concerns regarding compliance, including floor area limitations and the extent of alterations required to the existing structures. The application is also deficient in several key areas. Important supporting documents referred to within the Planning Statement, including a Design and Access Statement and Highway Statement, do not appear to have been made available on the planning portal. Without these documents, it is not possible to properly assess design quality, access arrangements, transport impacts or compliance with relevant Local Plan policies.	

Additional concerns include:

- Harm to Green Belt openness and rural character through extensive residential domestication and parking provision.
- Increased traffic and highway safety concerns on Liley Lane, together with uncertainty regarding internal access arrangements.
- Insufficient evidence regarding the structural suitability of the existing agricultural buildings for residential conversion.
- Outstanding ecological concerns relating to bats and barn owls, where further survey work and mitigation remain necessary.

The application lacks sufficient information to allow the Local Planning Authority to reach a fully informed decision. In particular, the absence of key supporting documents prevents a proper assessment of compliance with Policies LP24, LP21, LP30 and LP35.

Given the absence of essential information and the significant heritage, design, highways, ecological and planning concerns identified, we believe the application should be refused. Should the Council nevertheless be minded to approve the proposal, we request that it be referred to Planning Committee for determination.