

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?	Yes

I strongly object to this application.

In my view, the proposal represents an exceptionally poor standard of development that falls well below the quality that should be expected for a scheme in this location. The submitted drawings and supporting documentation provide only the minimum level of detail required for validation and do not demonstrate how the proposal would achieve the high-quality design repeatedly claimed within the accompanying reports. Instead, the scheme appears to prioritise maximising development over delivering a well-considered place that responds appropriately to its setting.

The application does not convincingly address fundamental planning considerations, including the quality of the architecture and materials, the relationship of the development to the surrounding landscape, its impact on nearby listed buildings and the historic environment, ecological considerations, environmental performance, or the quality of the living environment that would be provided for future occupants. These matters are central to good planning and should be demonstrated through a clear and robust design approach rather than broad assertions of compliance.

The site lies within an attractive part of the Yorkshire countryside, where new development should reinforce local character rather than diminish it. This proposal fails to demonstrate the level of design ambition expected in such a sensitive setting. The scale, form and overall approach appear driven primarily by development yield rather than by the creation of a place that positively contributes to its surroundings or provides good places to live.

Planning decisions inevitably shape the character of places for generations. For that reason, it is important that proposals are assessed not simply on whether they can be accommodated on a site, but on whether they represent genuinely high-quality development in accordance with local and national planning policy. In my opinion, this application does not meet that standard.

Approving a proposal of this quality would risk setting an unfortunate precedent for future development and would undermine the objective of securing well-designed, sustainable places that enhance both the countryside and the communities that live within it.

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