

Kirklees Council
Development Management,
PO Box B93,
Huddersfield,
HD1 2JR

27th August 2026

Dear Sir/Madam

Planning Application

Bolster Moor Farm Shop, 1A Bolster Moor Road, Bolster Moor, Huddersfield, HD7 4JU
Re-surfacing Car Park

Please find enclosed a planning application for the re-surfacing of the recently approved customer car park at Bolster Moor Farm Shop under section 192 of the Town and Country Planning Act 1990 (as amended).

Planning approval was granted for the 'Change of use of land and creation of customer car park' in April 2025 (Ref:2024/93556). A further application was subsequently approved for the discharge of the details reserved by conditions 2 (landscaping scheme) and 3 (parking scheme) (Ref: 2025/91747).

The approved landscaping scheme was accompanied by a statement that explained that the extended car park area comprises cellular reinforcement for the parking spaces that allows grass to grow through, with hardcore used for the access routes.

The site is well used and its moorland location means it is frequently susceptible to heavy rain fall. This has resulted in the cellular paving not being fit for purpose as the parking area has become muddy, with pools of muddy water forming on the surface. The applicant would therefore like to re-surface the car park with permeable tarmac, which will be more durable for the conditions faced at the Farm Shop.

The layout, scale and drainage of the car park will not be altered. Whilst the surface area exceeds 5 square meters, it will comprise a porous material and therefore we don't believe it requires planning permission. For all intents and purposes, the re-surfacing of the car park should be considered maintenance. The remainder of the approved landscape scheme will remain in place.

The aerial photos below show two photos of the extended car park. Photo 1 shows the extended car park in August 2025. From this photo it is clear that the use of some parking spaces has meant the grass has ceased growing. The parking spaces to the north still maintain the appearance of grass. Photo 2 shows the extended car park in March 2026. The photo is not as sharp as photograph 1, but the spaces to the north maintain the appearance of a grass. However, it is also possible to see the muddy grooves and ruts where the cellular paving has failed.

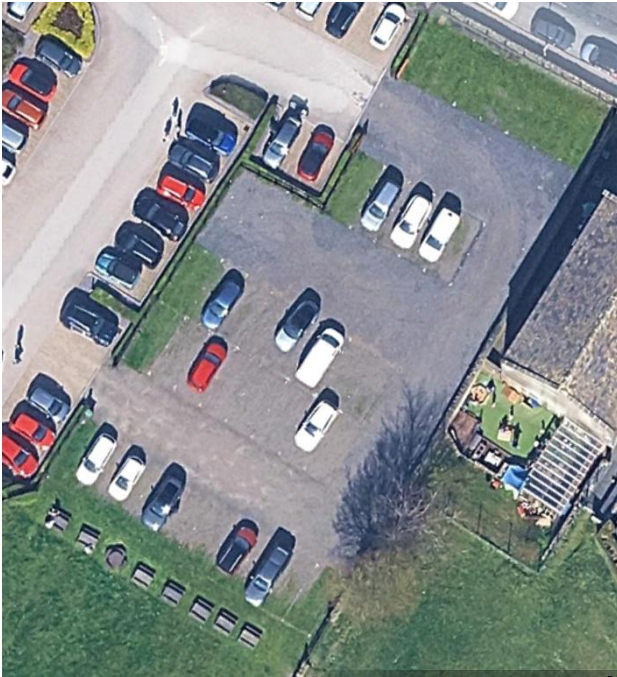


Photo 1: August 2025

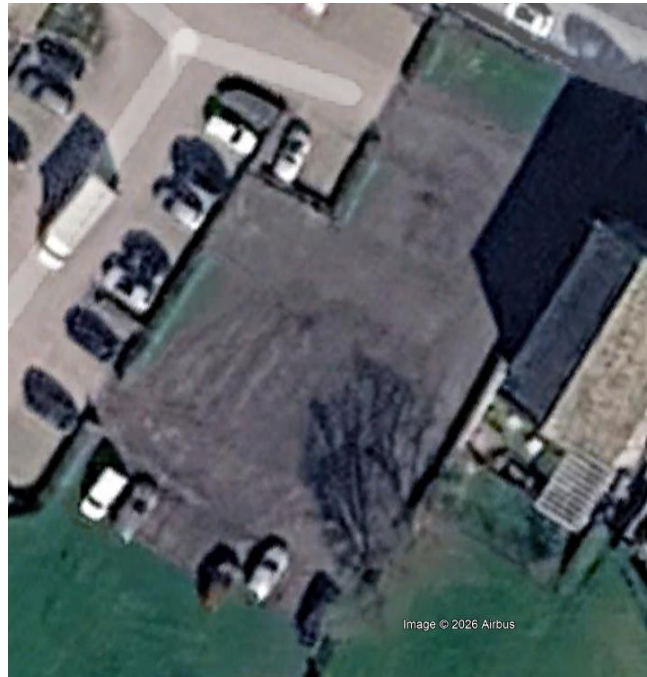


Photo 2: March 2026

The attached photos below are taken by the applicant and show more clearly where the grass has failed and mud has taken over. In the winter months the car park is not fit for purpose. Some customers have got stuck and many travel to the farm shop as a family where children have slipped and fallen in the mud.

Planning approval was granted for the extended car park to reduce the number of cars parking on the road. The poor quality of the car park will result in customers parking on the road again, resulting in the highway safety concerns.

Whilst the proposed development is within the Green Belt, we believe the extent of the development is *de minimis* as the extended car park has become muddy, with the appearance of tarmac.

Notwithstanding this, we believe the proposed development accords with the National Planning Policy Framework as the site is previously developed land and therefore the proposed development accords with GB7(e). The policy includes “previously developed land” within the list of development that is not inappropriate in the Green Belt. The policy is caveated by “which would not cause substantial harm to the openness of the Green Belt”. As mentioned above the mud which now forms the surface of the extended car park has a similar appearance to tarmac, so we don’t believe the proposed development would cause substantial harm to the openness of the Green Belt.

I hope this provides sufficient information to validate and then approve this planning application.

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI
Senior Planning and Development Consultant



