

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

3 SEPTEMBER 2015

APPLICATION NO: 2015/91523

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ENGINEERING WORKS TO FORM PUBLIC AREA

WOODHOUSE FARM, WOODHOUSE LANE, HOLMBRIDGE, HOLMFIRTH, HD9 2QR

Statement from Cllr Nigel Patrick who has asked that this be read out at the meeting as he is unable to attend.

'I was happy to support the 2009 application for a wine shop and tasting room at this site. The success of the vineyard as a venue since then has led to expansion at the site. The success of this company is to be welcomed. Unfortunately the expansion created problems for neighbouring properties and I began to receive complaints about noise nuisance and highways related issues such as parking and obstruction of the road. There was a suggestion that the existing permission had been exceeded and this was dealt with by officers. However, the complaints continued and the neighbours felt that their issues had not been addressed.

The engineering works to create the so called viewing platform or public area and new access roads was done in readiness for the Tour de France. This is a substantial structure. This can be seen from right across the valley and is a significant structure in the landscape setting. Complaints were made during its construction. I began to get complaints from people living on the other side of the valley. A marquee was placed upon the platform and used as a venue for events during and after Le Tour. I understand it remained there for some time afterwards and complaints from residents led to enforcement action for its removal. This is a retrospective application.

The platform is described in the application as a 'public area'. It is my understanding that this is to be used by customers visiting the vineyard or events at the site, and is not public in the sense of public open space. It is part of the business. Concerned neighbours believe the structure is a site for events and expect the marquee to return should it be approved. An electricity supply has been laid to the platform which can be used for lighting etc. These events can attract hundreds of people and that's when parking and noise nuisance becomes a real problem. I note that Highways have not assessed the structure against its use, in other words they have not assessed the impact of hundreds of people visiting the site in cars and finding somewhere to park. There is insufficient parking on site and the public road to the farm is

steep and narrow with an acute right angled bend. It is not suitable for big events of this nature.

This is a successful business but that is not reason enough to enable expansion without considering the impact on neighbouring properties. We know the site already creates problems for neighbours. If committee is mindful to approve the application with conditions to protect the amenity of neighbouring properties it must be certain that those conditions will be adhered to and can be enforced. If not then committee should refuse the application. Officers suggest a condition to landscape the structure so it blends in better with the landscape, and more importantly a condition to remove permitted development rights to prevent events taking place on the structure including temporary buildings. Officers believe this can be justified.

I think the application is inappropriate in the green belt. It does affect the landscape from near views and far views. It is or was unnecessary to create a public area on this scale. I don't believe it would have been recommended for approval had it not been built. If events continue to be held on the structure this will impact on the local roads and this has not been addressed. No additional off road parking is to be provided to cater for the additional traffic, and that is traffic additional to the previously approved use of the site. Events attracting hundreds of people will create noise nuisance and that has not been addressed either. I would refuse the application that is before committee on these grounds.'
