

Comments on Planning Applications

App No **3/2013/0392**

Application for removal of restriction to allow for dwelling to be used as permanent residence **Lower Monubent Farm**

Lower Monubent Farm is a fairly isolated farmstead/hamlet perhaps a mile down a farm road off Hellifield Rd. It comprises the original farmhouse, cottage and 2 converted farm buildings.

The applicants own the farm land and run a farming business rearing/breeding sheep and horses.

Since selling the cottage to clear an unrecoverable debt and building and moving into a residence constructed within one of the farm buildings they have developed the farming business, including purchase of a small amount of additional land.

The nature of the business, and its projected further potential development, will greatly benefit from their being able to continue to reside at the property.

We feel that the continued development of viable small farming businesses in the area is a benefit to the community. Assuming that any technical requirements for moving from temporary to permanent residence are met, we would support the removal of the planning restriction.

App No **3/2013/0390**

Application for external window alterations and new store **Lower Monubent Farm**

This again is within the small farmstead/hamlet at Lower Monubent Farm.

The application seems to be for a further modification to a conversion and seems to have been discussed in advance with the Planning authority.

We see no reason to oppose the application.

App no **3/2013/0418**

Application for installation of solar photovoltaic panels on the banking to the rear of the property **Holden Clough**

We have not visited the site but this seems to have minimal impact on others in the community of Holden and a positive impact on the environment.

Assuming no technical issues arise from the report dealing with the removal and planting of trees, we would fully support the proposal.

App No 3/2013/0408

Application for the variation of conditions 3 and 4 of permission 3/2011/0838P
Holden Clough Nursery

We see this as a difficult issue.

We feel it would be good to support the continued development of a local business offering jobs and attracting visitors to the area and this application is a not unreasonable further step along this path.

We are, however, conscious of a significant concern amongst residents of Holden about the impact of increased traffic noise and disturbance.

There is a feeling that they have supported developments so far but are resistant to anything going beyond the current 9-5 business open 7 days a week, with facilities for pre-booked evening lectures/presentations.

Part of the supporting argument rests on the additional opening hours providing an amenity for local residents. The evidence seems to be that a significant number of Holden residents do not want this and do not welcome it.

On balance we are of the view that the extension of hours from 5pm (afternoon) to 6.30pm(evening) is perhaps a step too far given the negative impact on residents in the immediate vicinity, although we are conscious that many people in the wider Parish are complimentary and supportive of the changes being made at the Nursery, not least in the opening of the cafe/shop and would no doubt welcome the extended hours.

The use of the lecture room as an overspill for the café seems a sensible provision and cannot be said to have an adverse effect on the community and we would support the removal of this restriction.