

About the application

Application number: 2018/92842	
What is the application for?:	Reserved matters application for erection of 30 dwellings pursuant to outline pe
Address of the site or building:	Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL
Postcode:	WF13 1HD

User comments

Type of comment: An objection
<p>1. Hall Lane is a small, single lane farm track for which 24 hour access is required. Having a large housing development accessing onto Hall Lane will produce an unacceptable level of congestion and prevent access to visitors to the historic Rectory Park/Manor House and canal. A long established overflow of cars already take up almost the entire length of Hall Lane at night as there is already insufficient parking for the number of resident's vehicles, this includes work wagons for residents have no other place to park them due to their size.</p> <p>2. The junction of Hall Lane onto the busy main road and main artery to Dewsbury is a blind hill onto a high speed blind corner. It is already dangerous for existing residents who have to turn onto the wrong side of the road in order to turn left. An additional 30-60 cars a day would be added to this already dangerous junction. It is also an unacceptable burden of traffic, noise and pollution passing the front facing houses on Hall Lane, which open directly onto the road.</p> <p>3. It is vaguely stated access may require alterations to the Hall Lane junction, the junction and wall are within the Conservation area and any alteration would seriously affect the historic wall/stairs. No plan is provided for this 'new junction' so the question of highway safety has not been addressed in any way.</p> <p>4. There are not sufficient local amenities for an additional community of this size. There is no local shop and 30-60 additional cars using Hall Lane multiple times a day would bring unacceptable levels of noise/pollution. Existing residents who do not have a place in the car park or have more than one car per household will no longer have any parking without blocking the lane.</p> <p>5. The trees bordering Hall Lane cottages are to be removed. These well established trees provide essential structural support to the otherwise unsupported car park above. Removal of these would result in increased erosion and potential collapse of land within the Conservation area.</p> <p>6. The trees bordering Hall Lane cottages are a long established local ecosystem vital to a community of bats . Their removal would have a serious impact on important local wildlife.</p> <p>7. The approach to the Listed farm buildings at the end of Hall Lane, which are an attraction to visitors and within the Conservation area would be seriously impacted- the development would have a massively adverse effect on the character and appearance of the Conservation area that surrounds it.</p> <p>In conclusion the development proposed is over-bearing. out of scale with the access</p>

and amenities, incompatible to share an access road with a working farm, will have an adverse effect on the character of the adjacent Conservation area and has serious, dangerous implications for the existing residents who already use the difficult junction onto the main road. Even if access could be switched to the other side of the development that is still an unacceptable burden of vehicles and people in an already densely populated area. Removal of the trees bordering the otherwise unsupported car park land (within the Conservation area) for Hall Lane Cottages will result in unacceptable levels of erosion and loss of habitat (including bats) as well as risk of collapse- this is a direct risk to both life and property.

In a final point the sheer scale of the development is entirely inappropriate for the surroundings and already overcrowded local area. Were the proposal adjusted to build 10 or fewer homes with access onto the Cricket Club side (avoiding the blind bend of Hall Lane and not disrupting farm/visitor traffic) and with an assurance that the established and important trees bordering Hall Lane Cottages car park would be protected then I am sure it would be more successful. This small area, its historic attractions, its limited access and already stretched local resources simply cannot support anything like a 30 household development without destroying the character and already delicate ecosystem of the area.