

From:
To:
Subject: FW: Swan Bank Lane and Planning application 2018/93148
Date: 01 May 2019 10:32:02

Sent: 24 April 2019 23:25

To:

Cc:

Subject: Swan Bank Lane and Planning application 2018/93148

Good evening,

We are writing with regards to planning application 2018/93148 (102 Dunford Road, Holmfirth, HD9 2DT) and the flagrant flouting of all due procedure by the owner of the site whilst a decision is still being determined. Please note that we have now raised an online enforcement complaint with regards to recent activity on the site. Whilst we are no experts on planning, the planning procedure or the laws governing any development works, it is our understanding from other people's comments that works on this site should not have been started due to (a) 102 & 104 Dunford Road being subject to closing orders; (b) 100 Dunford Road not even existing in council records; (c) the properties are under/over dwellings and are treated differently when it comes to necessary permissions and (d) the properties are situated in the Underbank Conservation area and subject to certain restrictions which may require planning permission.

the developer has totally excavated the site, including flattening an area in anticipation of being granted planning approval for 4 parking bays. It is our understanding that such an excavation would be classed as engineering works and thus subject to requiring planning permission in its own right, however what is more alarming is that this work has been undertaken despite the concerns raised by both the Highways and the PROW departments in the applicant's initial and ongoing outline planning application.

we have been told that a large, heavy machinery loader truck came down the tiny cobbled lane to deliver (and subsequently collect the excavation equipment 5 days later) despite there being no opportunity at all for the loader to turn. It was forced to reverse off the lane, across the pavement and back onto Dunford Road. Whilst the delivery took place during the Easter holidays when it was quiet, had it happened on a normal Thursday morning, the lane would have been busy with schoolchildren walking to school and residents trying to get out to work and pedestrians on the pavement – an obvious danger to all concerned.

As to the devastation which has been left behind, it is beyond comprehension that anyone in authority is still allowing this work to continue. The tree roots and stumps, all that remain of the mature trees which were felled in October 2018 and which lined the large retaining wall to Dunford Road (a busy road for motorists and pedestrians alike), have now been dug out and dumped on site. The stone boundary wall which bordered Swan Bank Lane has been removed, a significant amount of land has been excavated across the whole site and this area has now been left bare. There is no drainage and should it rain, the water and soil will cascade down the lane, blocking the only outlet to the river below which also sits . As previously mentioned in our objections to this development, and this recent work has now become an even bigger concern. In addition, the work undertaken has seriously damaged the lane's cobbles and tarmac,

. Coupled with all this, the flat excavated area will no doubt also be put into use by the developer's workmen for parking, causing further mess/disruption as mud is spread over the lane as they drive in and out. None of this should be happening until a decision has been made on this application. It is dangerous for ALL users of the lane if this is allowed to continue.

Thus far, we ourselves have observed the planning procedure in the hope that it is dealt with in a considerate manner, however we have now reached the end of our tether with regards to the ongoing works on this site. Despite numerous emails to both the planning and enforcement departments of Kirklees Council, nothing appears to have been done. We have had to approach the owner of the site twice to request that he and his workers refrain from throwing debris out the 4th storey windows onto the site and lane below and also that they did not leave the bonfires unattended or burning overnight. For the benefit of those who haven't visited or know the site, it should be noted that Swan Bank Lane is considerably lower than the Dunford Road level on which the existing properties are sited. Both requests were ignored.

We have included various photographs to support this email and have copied in all who we think should be kept informed on what is happening on site. This may be classed as 'minor' or 'low priority' to a number of departments, however to the residents of Swan Bank Lane it is neither – this developer is being allowed to do whatever he wants, whenever he wants without a thought for anyone else and perhaps also in the knowledge that nothing will be done about it due to monetary/budget restraints on the council's behalf.

Attachments

- Swan Bank Lane 1 - Google Earth - the lane prior to the total destruction
- Swan Bank Lane 2 - Google Earth - the lane, from the aspect of Dunford Road, prior to the total destruction
- Swan Bank Lane 3 - the lane following recent excavation works
- Swan Bank Lane 4 - damage to the lane following recent excavation works
- Swan Bank Lane 5 - the only remaining tree, roots exposed and which overhangs our cottage, following recent excavation works

Swan Bank Lane 6 - tree stumps and roots excavated from below retaining wall
on Dunford Road

We would be grateful for your views on this matter and whether you intend on taking any further action. There has been a significant amount of uncertainty and unpleasantness surrounding this application from the very beginning and hence we would welcome a final conclusion being reached in the near future.

Yours sincerely,