DCAdmin

From:
Sent: 15 March 2019 16:17
To: DCAdmin
Subject: Planning Application N0: 2019/90190/E

Land adjacent to 1 Low Gate, HD8 0SE

I wish to register my objection to the above planning application on a number of grounds, as detailed below.

Road Safety

The site is very close to the junction of North Road (the B 6116) and Turnshaw Road, with access to the development via a very acutely-angled turning opposite Turnshaw Road. This junction is already very busy and dangerous due to the volume of traffic and the speed at which many vehicles approach it. Visibility is hampered by vehicles parking in front of the Post Office and other shops on the junction. The approach from the Shelley side is also on a sweeping bend which, again, restricts the vision of drivers as they approach the junction. It is highly surprising that there have not been more accidents at this place already. The proposed development can only increase the number of vehicles using the junction, thereby exacerbating this problem.

Design and Appearance

The style and construction materials of the proposed buildings (including glass balconies!) is out of keeping with the existing vernacular architecture in this conservation area. Most of the dwellings in the vicinity are low, two-storey stone buildings over 100 years old. The proposed large, three-storey dwellings on this site will dominate the area. There are also likely to be issues with the new buildings overlooking existing properties and reducing their privacy.

Drainage

There are major problems already, caused by inadequate drainage/sewage facilities in the village. It is quite common during periods of heavy rainfall for effluent, including sewage, to overwhelm the system and wash back onto the road surface in this area. More house here are likely to make the problem worse.

Conservation

The site of the development - the “Low Town Triangle” - was a valuable habitat for wildlife with mature trees and wild flowers, regularly visited by birds , small mammals and insects and providing a small patch of “nature” for the local residents. This, sadly, is no longer the case since the trees were recently felled

and the undergrowth cleared. This also rendered pointless the efforts of the Burton Environment Group (BEG), whose members had worked hard over a number of years to improve the area, planting fruit trees, wild flowers and clearing overgrown parts.

For the above reasons I would urge you to reject this planning application.

Regards