Search application details

Application number: 2019/62/90190/E	
What is the application for?:	Erection of 3 dwellings (within a Conservation Area)
Address of the site or building:	adj, 1, Lowgate, Kirkburton, Huddersfield, HD8 0SE
Postcode:	HD8 0SE

User comments

Type of comment: A supporting comment

The application should be taken to committee

Consideration has to be given to previous projects in and around Kirklees

Highways and general planning guide lines are great on paper but real life isn't on paper. Kirklees is full of villages that have tight roads, small potenial building plots and unusual circumstances. Some common sense has to be taken with actual site visits to consider the surrounding properties, area and previous/current property situations

Low Gate and the shared land on Low gate that most of the village uses all have spaces that mean anybody using the drive ways or spaces have to either reverse in or back out onto Low Gate or onto Low Town

On Low town, all again have to either back into or reverse out onto Low town

Garages also on Low Town all lead directly onto the road so again all vehicles leaving these would have the same issue

On the recently approved project at 42-44 Low Town, the drive way leads directly onto the road

The project at 42-44 Low Town is also within the conservation area. The design of these two houses is the same as the three proposed properties on this project. The 42-44 project had concerns on height, and retaining walls. But this has been overcome with senible building plans. I cannot see why it would be different for this project at Low Gate

I noticed plans have gone in for a house on Riley lane between that road and Low Town. In pervious green space which was used as a allotment. The land at Low Gate isn't dediacated as green or brown space/land. Although in a conservation area it is a white space. No restrictions on its use

To comment on the removal of the trees isn't right on this project. They were approved on two seperate applications without objection. Why does the council feel it they ahve to repalced on this project. They approved the removal of the old trees with objection

is replaced on this project. They approved the removal of the old trees with objection.

This land used to have houses on it, in fact 6 on the planning application. These seem to have been taken down due to the road re-widing in the late 1930's along with some houses on the other side of North Road. The road wall was strengthed during this project in the 30's. The council should take responsibility for this, if works are needed still. Not the owners of the land's issue

This project adds value to the general area by adding a new path way leading from Low Town to Low Gate and the steps leading to North Road. These steps/public walkway are owned by the council but on inspection are in need of improvement. This improvement would be at the cost of the project. So menaing it adds value to the conservation area and general safety

I noticed the conservation team have commented on the retaining wall to Low Gate. This is the property of the owners and does not add any value to the conservation area or look of the area. Making it right in this project would add value to the area

Adding three properties to the area will help with local buisneeses adding new potenial customers. Add more avialble houses in Kirkburton which are always needed, with a growing population

There are some commnets on flooding. Looking at the flood plans added on the application, the area concerned isn't affected in anyway

It has also been commented on that parking, flooding issues and road speed abuse is an issue in the area. Why is this the issue of the owners of this land and proposers of this project? If the issues are there now, especially parking, why is this project making it any worse? With 8 spaces being added with this project. The issues are for the council, highways and police to resolve, not the owners of this land

The parish council has commneted on this project but have not been to look or discuss the finer proposals of the project. Only taking into account the commnets of the neighbours. These comments should be removed

Two houses have just been built up Land Head Lane. The roads are also tight up there but these houses/projects were approved. The design of these properties aren't in keeping with others on that road but again the project was approved. The area just below these properties are in the risk area for flooding but again have been approved

All in all, this projects needs to go to committee for further consideration. Using actual facts to decide on the merits of the project. I'm sure the committee will actually visit the project site and survey surrounding properties and projects to see its not an easy build but does have to be considered for approval