About the application

Application number: 2019/90356	
What is the application for?:	Erection of 7 dwellings
Address of the site or building:	Land Off, Station Road, Meltham, Holmfirth, HD9 4NL
Postcode:	HD8 8EL

User comments

Type of comment: An objection

Revised comment...Dear Sirs,
Planning Application 2019/90356 STATION ROAD
We wish to register our concerns/objections, regarding the proposed development on Station Road Meltham HD9 4NL. Major concerns relate to...1) the size of the development, 2) the lack of adequate parking provided in the plans, and 3) the very dangerous exit onto Huddersfield Road from Station Road.
1) Size of the Development.
Although the current application relates to 7 detached properties it should be viewed alongside the existing approved application for 4 semi detached houses that has already been passed on the adjacent land to the west being application 2015/92638. Currently there are only 5 properties on Station Road (17 occupants) and an addition of a further 11 large family type properties would disproportionately impact on the current occupants of Station Road, and have an adverse affect on the whole area.
2) Lack of adequate Parking on Station Road.
The plans show provision for a maximum of 2 vehicle parking places for each 4 bed-roomed property plus 1 garage space which very few people will use for their vehicles. In all probability, each property will have a minimum of 2 cars and very possibly more, Visitors etc. will have no option but to park on Station Road. The width of Station Road will be 4.8 metres as per the plans submitted. With vehicles parked on the road, it will be difficult, if not impossible, for Emergency vehicles to access the existing properties at the top of Station Road, possibly putting lives at risk. There is no alternative access for these vehicles. Please also bear in mind that the northern edge of Station Road falls steeply away down into Meltham Beck, making it difficult to widen the road at that side. Any widening would need to be done on the side where the proposed houses would be. For the same reasons this will also cause serious problems for refuse vehicles, Service and delivery vehicles.
3) Dangerous exit onto Huddersfield Road.
The increase of vehicular and pedestrian traffic from 11 extra houses, added to the increase in traffic, that already uses Spinksmire Mill, all of which exit from Station Road onto Huddersfield Road, and to the general increase in traffic at the Meltham Mills Road/Huddersfield Road/Station Road junction, means it is only a matter of time before a serious accident occurs.
Huddersfield Road at this junction has a speed limit of 40 mph. (Should be 30mph) but of course many vehicles travel much faster than that. An additional hazard at this junction is the many Heavy Goods vehicles that park on Meltham Mills Road waiting to load/unload.
On exiting Station Road drivers have to contend with fast traffic approaching from Meltham Town centre. Drivers have a severely restricted line of sight to the right because of the curve of the road. Obstructions and traffic on Meltham Mills Road greatly increases the risk of an accident when exiting Station Road.