

## About the application

Application number: 2019/90725	
What is the application for?:	Demolition of existing dwellings and erection of 9 apartments
Address of the site or building:	Land at, Busker Lane, Scissett, Huddersfield, HD8 9JU
Postcode:	N21 2QP

## User comments

Type of comment: An objection
<p>My objections and observations are as follows:</p> <ol style="list-style-type: none"><li>1. Development plan policies, supplementary planning guidance and other planning policies</li></ol> <p>The most recent Kirklees Local Plan was adopted on 27 February 2019. One of the factors considered relevant during the consultation process prior to adoption was the presence of a Grade II Listed Building. Both the Council and Historic England consider that the open areas around the Listed Building are of high significance to its setting, limiting potential for development in a manner which would be consistent with the appropriate conservation of this designated heritage asset. The location of the proposed apartments is immediately adjacent to a Grade II Listed Building and neither their location nor their size, height and appearance is consistent with the appropriate conservation of a heritage asset.</p> <ol style="list-style-type: none"><li>2. Over-development and adverse visual impact</li></ol> <p>The proposed apartments also constitute an over-development and overcrowding of the site. The overall development will be out of character in the area, with period stone buildings adjacent to it, including a Grade II Listed Building immediately adjacent to it. The disproportionate development will have an adverse visual impact on the setting of the Listed Building, the landscape and the locality, with an overbearing impact upon the neighbouring residential properties in terms of scale, mass, proximity and dominant presence.</p> <ol style="list-style-type: none"><li>3. Effect on neighbouring properties</li></ol> <p>Busker Lane is a sloping site. Given that, as indicated above, both the Council and Historic England consider that the open areas around the Listed Building are of high significance to its setting, limiting potential for development in a manner which would be consistent with the appropriate conservation of this designated heritage asset, the proposed apartment building would, due to the lie of the land, be unduly prominent. The proposed development should be refused. If permitted, it should be limited to two storeys so as to reduce its visual impact consistent with the appropriate conservation</p>

of the designated heritage asset and with the sense of place in a generally open area.

#### 4. Impact on highway safety and traffic

Busker Lane is a narrow road. With recent residential development in Skelmanthorpe and Scissett it has also become a very busy road. In addition, it is a bus route. Once the care home is finished and occupied, traffic on Busker Lane is going to be even heavier than it has been over the period when the care home was being built.

Any vehicles parked on the roadside on Busker Lane effectively turn it into a one lane, one way street on which moving vehicles cannot pass each other in opposite directions.

The implementing of planning application 2017/90077, for the erection of the care home, has for some time been causing road hazards and the risk of accidents. On a daily basis numerous cars and vans belonging to construction workers are parked on the roadside on Busker Lane. That:

(a) severely restricts the visibility for vehicles leaving Lower Busker Farm (and in the case of parked vans, can - and does - totally block visibility when leaving) and

(b) makes it difficult to drive up and down Busker Lane, which is narrow, during the working day.

Vehicles are sometimes parked far too close to the entrance to Lower Busker Farm, blocking access in part, and occasionally in whole.

It should therefore be made a condition of any permission that parking on Busker Lane by construction workers is prohibited, with such parking to be on the site itself only. If any construction related parking on Busker Lane is permitted, in the interests of road safety it should be a condition that it should:

(a) not be permitted within seventy five metres of the entrance to Lower Busker Farm (with the seventy five metre areas identified with temporary no parking signage, such as double yellow lines) and

(b) only be for cars (allowing at least some line of sight up and down the hill through their windows) and not for vans or lorries.

Parked vans and lorries materially reduce visibility and therefore materially increase the level of hazard.

#### 5. Loss of trees

The existing planning permission (planning application reference 2017/90077) requires the provision of ten new trees along the front (road side) boundary of the care home (five on either side of the entrance) in addition to those currently present. The plan accompanying this application for the proposed apartments provides for only five new trees (two to the west and three to the east of the entrance). All ten new trees should be planted pursuant to the original planning permission.

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All of the remaining mature trees on the site should also be preserved

## 6. Landscaping

The proposed group plans and elevations depict a misleadingly arboreal proposed street view from Busker Lane. As a site inspection will reveal, the reality on the ground is quite different. The care home as built, and the apartments as proposed, are open, overbearing and stark, and damage the visual amenity of Busker Lane and of the residential properties immediately across the road (which include a Grade II Listed Building). Any additional permission now granted should include detailed conditions for the extensive landscaping and screening of the care home and apartments pursuant to the existing planning permission.

Incidentally, the proposed street view from Busker Lane is also misleading in that it does not show the substation which has already been built, for which there is no provision in the existing planning permission and which is therefore in breach of the existing planning permission. If it is allowed to remain in place it should also be extensively screened with evergreen plants.

## 7. Site access

I assume that the works proposed will involve site access only via the existing entrance to the new care home.

No new additional entrance from Busker Lane sho