

10 APR 2019

8th April 2019

Planning, Investment and Regeneration Services
P O Box B93
Civic Centre 3
Off Market Street
Huddersfield
West Yorkshire
HD1 2JR

For the Attention: Rebecca Drake Planning Case Officer

Dear Sirs

**Application number: 2019 / 90725 – Land at Busker Lane. Scissett. HD8 9JU.
Demolition of Existing Dwellings and Erection of 9 Apartments.**

We are in receipt of your letter dated 26th March 2019 regarding the above Planning Application.

Having read the details and studied the drawings and documents on your Kirklees website we hereby notify you of our intention to object to Planning Application namely to Demolish the existing dwellings and erect 9 no. Apartments.

Our objections and observations are set out below:

1. The demolition of a semi-detached property appears to be the direct result of poor planning and lack of understanding of the local environment particularly ground levels of the recently approved 85 Bedroom Care Home. Which replaced a 38 Bedroom Dementia home. It detracts from what little is left in Busker Lane regarding Visual sensitivity and local ecology sited on the edge of a conservation area.
2. We are being asked to consider a further increase in density as a direct result of an already over engineered and overcrowded site which is the culmination of reduced levels to the ground for the former approved Care Home development. The semi-detached houses were referred to in our original objection letter for the Care Home in 2017 as being isolated because of these inconsistent levels to the carpark. This appears to be planning by stealth.
3. The result of this increased density is an increase to vehicular activity. The present car parking for the Care Home has been modified due to a late application for a sub-station which has now decreased the parking provision. With a further 9 dwellings proposed - where are the extra spaces to be found?

4. It would appear the developer can build first (*Reference to the Sub-Station which is already constructed and operational – Planning Application 2019/90706 awaiting approval*) then apply and receive permission almost by default with no consideration to the local area whatsoever. Perhaps a local architect would have been more sympathetic.
5. I make reference to our recent objection of the sub-station which sits directly on roadside of Busker Lane and is directly in our line of sight and the first thing that is visible on the approach down the hill from Skelmanthorpe. The fact that the 9 Apartments are now being considered for Planning permission on the site will mean a further reduction to the “Green” Landscaping which was to offer some relief from the imposing Care home and Car Park. Whilst an increase to the hard landscape will have a resultant effect on the drainage and water table which has been seriously depleted with the reduced dig into the site already.
6. I wish to bring to the planning authority’s attention once again - reference (*this full document should be available in your Council Offices*) to their own documentation from the Report of the Head of Development Management Strategic planning committee dated 27th April 2017 referring to the massing of the Care Home and now the 9 apartments which stated in para 9.16 “*given the buildings set back from Busker Lane relates acceptability in scale and design*” we refer also to para 9.19 “*consequently, given the location and scale of the proposed building being set back on the opposite side of Busker Lane it is not considered that the proposed development adversely affects the setting of Lower Busker Farm*” which appears to have been forgotten. This further increase in development / accommodation is imposing and will be seen as a further over “massing” of the site.
7. There is inconsistency in the submitted planning drawings in particular the Car Parking and what is currently available space wise on site. The car parking spaces do not match. As stated in item 3 above, the “proposed” application for a sub-station has reduced the numbers of car parking spaces from 27 spaces for the Care home (*+3 for the existing semi-detached house*) on the original application in 2017. To 23 spaces for the Care home (*+ 9 for 9 new proposed apartments*). Is this going to be allowed?
8. There appears to be no charging points for vehicles currently or a bike store – does this mean more disruptive construction works on site?
9. Given the ongoing changes to the site layout in particular the Car Park there is now a greater amount of light pollution from the Car Park area which washes across the road to Lower Busker Farm and is no longer screened by landscaping due to insufficient and inadequate space left for suitable planting. The planting shown on the recent submission is inaccurate, as there is no space to put in trees or screening due to mass concrete fill! Therefore, our view is now a car park and substation, something not considered in the Report mentioned in item 6 above.
10. The impact on the highway and traffic safety has already been felt with the consistent and total disregard for parking in front of Lower Busker Farm and on the hill going down towards Scissett. This has become common practice with the Current Site Contractor - with no way of policing. It has caused tremendous safety issues not only to ourselves but other road users up and down the lane, both vehicular (*traffic not being able to pass and having to use the pavement*) and pedestrians (*including mothers with pushchairs and school children*). We are now being asked to consider a further increase in development which will cause a yet increased uncontrolled exposure to road safety and use of the Lower Busker Farm and their neighbours (*2 x Schools and residents and frequent road users*). This will no doubt continue when the Home opens and there is insufficient space for visitors and staff to park!

11. There appears to be a total disregard for the local community and their environment, Further development on this site will only detract further from the visual impact onto Busker Lane once a characterful Lane with an historic value.
12. Perhaps thought might be given to the removal of the semi-detached property to provide additional "lost or insufficient" car parking whilst providing further green amenity space for the Care home which can be enjoyed visually by the local residents and the care home occupants. *"Giving something back to the Local Community"*

We ask you to duly consider our objection and request you respond to our comments at your earliest opportunity

Yours Faithfully