

About the application

Application number: 2019/91327	
What is the application for?:	Reserved matters application pursuant to outline permission 2017/90207 for erect
Address of the site or building:	Thongsbridge Mills, Miry Lane, Thongsbridge, Holmfirth, HD9 7RW
Postcode:	HD9 7RW

User comments

Type of comment: An objection
Firstly, we would wish to point out that we have no objection in principle to the development of this site for employment uses. However, we wish to strongly object to the current Reserved Matters planning application 2019/91327 on the following grounds - In terms of Local Plan Policy LP24, the form, scale, and layout of the development does not respect nor enhance the character of nearby heritage assets and the landscape in general because it appears that the site is over-developed. Because of their size and layout, the proposed buildings are far too close to nearby residential properties. One of the proposed buildings is two storey in height and is only 5 meters away from the site boundary (which is low stone wall) The proposed building nearest my property will have a significant adverse impact on our residential amenity due to the fact that the scale of the unit will be be overbearing because of it's height and it will also cause significant overshadowing (being to the south). These factors will have a significant impact on our residential amenity and our enjoyment of our property and, as such, we request that amendments are sought to either move the proposed building further away from the boundary or to seek to reduce the footprint of the building, again to move the proposed building further way from the boundary. This would allow for a landscaped or treed buffer area (or possibly car parking with a substantial landscaping scheme) which would then considerably mitigate the impact of the proposed building on our property and our residential amenity. To conclude, the proposed layout could be more sympathetically designed so as not to be in such close proximity to our dwelling. The submitted plans do not show our kitchen extension which comes very close to the boundary wall and the proposed units. We have all our living windows and doors right next to the development and, if permitted in its current form, we would have no natural light or outlook. The site plan is also slightly misleading

as it makes reference to the substation but this in fact is attached to the rear of Mill Millfields House

Whilst we do not object to the proposed use of the site for employment, we believe that the following is pertinent to this application. This extract is taken from the officer report to the Strategic Planning Committee of 5 October 2017 when the outline application was considered (author's emphasis). The indicative layout submitted with this application showed proposed buildings much further way from our property than the current proposal, and even this indicative layout gave the officer concerns -

“Given the proximity of the nearest properties to the application site, there is the potential for disturbance arising from the maneuvering of vehicles and/or the overbearing impact of new buildings. These matters would be assessed as part of the later reserved matters submissions concerning layout, scale, landscaping and appearance. In particular, it is acknowledged that the boundary of the application site and the nearest residential properties would need effective treatment such as vegetation and mature tree planting.

9.16 Whilst an indicative layout plan has been submitted, this is not binding and would not form an approved plan. Subsequent reserved matters would need to properly consider the impact of the proposed development on the local amenity.

9.17 In principle however, the impact on the amenity of the nearest properties is considered acceptable, subject to the imposition of appropriate planning conditions which are listed in the recommended conditions at the end of this report. Given that the layout of the scheme has not been considered, a condition is recommended requiring that operating hours and delivery hours are considered at reserved matters stage. This responds to the comments on the hours of use condition previously raised my Committee at the last meeting and will allow a more accurate assessment to take place once detailed layouts are known. It will also likely result in having a knowledge of the hours of operation of the adjoining site, should that achieve planning permission.. On this basis the application is considered to comply with policy D2 and BE2 of the UDP in respect of the potential impact on residential amenity.

Visual Impact

9.18 The applicant has indicated that the buildings would be a maximum of 6.5m in height. The site lies on a lower level than Huddersfield Road and an indicative layout shows that the scheme could potentially be laid out in a visually acceptable manner. The visual impact of the proposed development would largely be assessed at reserved matters stage but there is no reason why the scheme could not be de-signed in an appropriate manner having regard to the character and appearance of the area. Overall, the scheme has the potential to comply with policies concerning design and layout in accordance with policies BE2 and D2 of the UDP and PLP24 of the PDLP.”

Given the above, we would therefore request that the Council seeks amendments to the proposed building (Scale, Appearance, and Layout in the Reserved Matters application) which would have less impact on our property and our residential amenity and which would accord with the previous report to Planning Committee. In terms of

and which would accord with the previous report to Planning Committee. In terms of hours of operation, we would suggest that working hours are restricted to Monday – Friday 8am-6pm and Saturday 9-12 (no Sunday or bank Holiday working) which I would suggest are standard working hours.