
From:

Sent: 29 September 2020 09:37

To: Victor Grayson <Victor.Grayson@kirklees.gov.uk>

Subject: RE: Planning procedures and St Pauls depot proposal (application ref: 2019/94099)

Dear Mr Grayson,

Thank you very much for your helpful and prompt reply.

I understand what you say that multiple amendments do not necessarily mean significant changes. The problem for a third party is that the sheer volume of documents can be overwhelming and make it difficult to work out what is happening. I am happy to accept your view on this.

It looks like I got it wrong about the documents not being in chronological order. I spent two hours inspecting the plans on my computer screen, zooming in to look at details and read various notations and then switching between drawings. One specific problem was, I think, that a drawing was entitled "elevational changes to flats 3 and 9". I could not find any plan indicating the numbering of the flats, so was none the wiser about what the elevational changes were, nor even which elevation it applied to. I know it cannot be helped, but viewing on a computer screen can become very tedious and is no substitute for spreading plans out on a desk. Apologies, but my erroneous claim was borne out of frustration!

For what it is worth I think that overall the architects have done a decent job in terms of layout, design and trying to integrate the development into its surroundings. I feel for my neighbours who live opposite the development at 10, 12 and 14 St Pauls Road who will suffer a loss of privacy by being overlooked from living rooms and balconies at first floor level only a short

distance away. The occupants of the first floor flats will be looking straight across into their bedrooms and also down into their front living rooms. On a gloomy autumnal or winter day, with the lights on, it will be like living in a goldfish bowl. I do not see why those flats fronting on to St Pauls Road cannot be turned round so they have balconies facing into the internal courtyard. Has this been considered?

I am also concerned that balconies on the St Pauls Road elevation would be more suited to being on the front at a seaside resort and do not reflect the traditional character of St Pauls Road.

Please accept these comments as a formal objection, but I may be making further comments when I have studied the proposed parking provision. As you will know, car parking on St Pauls Road is a major issue.

Please advise me of the timeframe for the decision-making process, whether it will be going to the Planning Sub-Committee and the process by which objectors can be involved.