

About the application

Application number: 2020/60/90074/W	
What is the application for?:	Outline application for demolition of existing bungalow and erection of two deta
Address of the site or building:	High Dene, Well Hill, Underbank Old Road, Holmfirth, HD9 1EG
Postcode:	S36 2AQ

User comments

Type of comment: An objection
Objections to the proposed development at High Dene. I am writing this in order to express and layout my objections to the proposed development at the following address: High Dene, Well Hill, Underbank Old Road, Holmfirth, HD9 1EG. Application Number 2020/90074. My first objection is in relation to the actual application form itself that was submitted for the proposed development, more namely to the fact that some of the answers (information) given is not accurate at all and is in fact incorrect. Firstly in Section 6 (Existing Use) asks "Is the site currently vacant?" the answer given is "No". This is incorrect as it has actually been vacant for at least a year now. Next, Section 9 (Materials) asks "Does the proposed development require materials to be used?", again the answer given is "No". However this is blatantly not the case as it is impossible to build two brand new detached houses without using any materials whatsoever. Following this, Section 14 (Waste Storage and Collection) asks if the plans have incorporated "areas to store and aid the collection of waste" as well as whether or not if "arrangements have been made for the separate storage and collection of recyclable waste", both answers given here are "Yes" and the details provided indicate a wheelie bin for both normal waste and for recyclable waste for each dwelling. The problem for this here is that wheelie bins can not be used at all due to the fact that Kirklees Council Waste Collection can not bring the necessary vehicles for collecting waste (both normal and recyclable) into that area whatsoever, the roads are far too narrow for the vehicles to fit down hence why all houses in the area use bin bags. Despite the fact that Kirklees Council Highways Development Management in their consultation response to this very proposed development say "Refuse storage has been indicated and considered acceptable, it is assumed that the collection arrangements will be taken via the bottom of the proposed access as done with the previous dwelling." well I can say for certain that it is not acceptable at all as I have indicated earlier in this paragraph, also the fact the current dwelling bins are not wheelie bins but are bin bags, again as all houses in the area have to use.

Finally, Section 21 (Trade Effluent) asks "Does the proposal involve the need to dispose of trade effluents or trade waste?" again the answer given is "No". This also is not correct as not only demolishing an existing bungalow but also building two brand new detached houses is going to generate an awful lot of trade waste and there is insufficient room to house all the necessary vehicles, machinery and storage (For the trade waste) to deal with the trade waste that will be generated during this development if it goes ahead.

My second objection to this proposed development is that the roads in the area are not big enough for this to actually happen, us local residents have enough trouble as is already currently, the addition of a number of vehicles, machinery and storage for a development of this size would cause absolute chaos for us local residents in the area. The roads around the area are narrow, steep and there are always cars or even small vans parked basically at all times of the day.

My final objection is in regard to safety, not only to people's property (including vehicles) but also the safety of the local residents including myself and that of children. On the morning of the 13th January 2020 at 8am a fire engine was coming up Well Hill with the intention of going to Thorpe Avenue in response to a call out. The fire engine in question actually got stuck before the turning off road that provides access to High Dene and actually had to reverse back down onto Dunford Road not only because it got stuck but also the fire crew had determined that the road was not safe for them to continue to use in order to get to their destination due to the fact that the road would have collapsed not only damaging people's properties including their cars/vans or other vehicles parked there at the time but also would have lead to the injury of whoever was on that road walking up or down it at that time. Now this road is not only the only road that provides access to High Dene but also has quite a bit of foot traffic from children playing nearby, to local residents just walking down in order to walk into Holmfirth Centre but also hikers walking through in order to continue on their walk enjoying the local area and the magnificent scenery it has to offer.

Allowing this proposed development to actually happen and take place would cause such complete and utter chaos to the everyday lives of all residents living in the area during the period of this development to such a point that it would be the epitome of the chaos theory.