

Ref: Application Number 2020/90125

We are replying to the above planning application that has been put in for an erection of a detached dwelling adjacent to 1 The Copse, Scholes, Cleckheaton, BD19 6NE.

After carefully reviewing the planning application and drawings submitted, we would like to address our concerns about the proposed development.

As per the consultation response from Kirklees Council Highways Development Management, the copse is a shared private driveway off Scholes Lane currently serving 5 houses, which are 1, 2, 3, 4 The Copse and The Barn.

The shared private driveway has always been maintained by the Copse and the Barn.

We were of the understanding that only 5 houses were allowed to access a private driveway. If this proposed additional house is built, obviously this will result in 6 houses off a private driveway.

The Highways Development Management have specified that the existing driveway at the entrance from Scholes Lane is narrow and insufficient to allow vehicles to pass and there is no turning head for refuse, emergency or service vehicles. There is currently 12 cars within this development (The Copse and the Barn) using the private driveway on a daily basis.

Should the proposed development go ahead, this would potentially result in up to 15 cars using this single track private driveway.

Another concern is the felling of 10 trees to facilitate the proposed plans. Before the houses in the Copse were built, the trees were already part of the landscape and the developments were positioned around them.

According to the Arboricultural Report carried out at 1 the Copse, these trees are currently seen as having a moderate impact on the local treescape. They identified 15 different species of trees, which ranged in age from semi-mature to mature. All these trees are located within the Hartshead Moor Top Conservation Area.

We believed that all the trees in the Copse had Preservation Orders on them and we are of the understanding that all trees within a conservation area have a degree of protection, as per the point 7.20 of the Arboricultural Report.

The Town and Country Planning Act 1990 also confirms that the Local Planning Authority have a duty to make provision for the protection of trees and make sure they are retained and preserved, within their jurisdiction.

To see trees felled unnecessarily is upsetting.

This also leads onto our other concern that the trees and green space within the Copse is of importance when providing homes for wildlife. The Copse has a range of wildlife, such as a variety of birds, squirrels, foxes, a small colony of bats and newts in our pond. Birds have nested in the tall trees of 1 the Copse and 3 the Copse for many years and we would hate to see them have to relocate due to unnecessary change with in the Copse.

We have lived in the Copse since the development was built 35 years ago and we are really disappointed with the proposed plans to erect a detached house within the confined garden of 1 the Copse.

Calder Architectural Services Ltd who have facilitated the drawings and plans for the proposed development have stated that the new dwelling will be of traditional design and constructed in matching materials to those adjacent properties within the Copse. We believe this to be untrue, as all current properties within the Copse are evenly spaced and of similar L shaped design and do not have blue slate roofs. We believe the house would look very much out of place within the Copse. The National Planning Framework guidelines state that all developments should be visually attractive as a result of good architecture and layout and sympathetic to local character and the surroundings.

Please ensure our concerns are addressed and taken into consideration.

Kind regards