

About the application

Application number: 2020/90652	
What is the application for?:	Erection of extensions and alterations to existing dis-used building to form one
Address of the site or building:	Lands Farm, Cliffe Lane, Gomersal, Cleckheaton, BD19 4EU
Postcode:	

User comments

Type of comment: An objection
1. The proposed development would make parking an issue. The area surrounding the proposed development and 1 Lands Fold, Lands Farm are situated on a stone/ gravel driveway that has a steep gradient towards the bottom/ septic tank access gate. The proposed amenity space moves the car parking and turning space for 1 Lands Fold and delivery, emergency and commercial vehicles that are required to empty the septic tank further towards the steep gradient. It is common for vehicles that don't know the development well to get stuck in its current form and have required a tow. The proposed development would bring additional cars along with the amenity space and render the area not fit for purpose as its all pushed towards the gradient. 2. The existing building that the application relates to does not appear on historic plans or planning permission 3. There is a building on the site that has been approved as a holiday let yet has been permanently let on a full time basis to the same renters for several years. The occupants park permanently on the visitor spaces and therefore remove the use for the residents. 4. Lands farm is still an active working farm, the owner and applicant regularly parks commercial vehicles and trailers on the visitor spaces removing the use for the residents. 5. Properties 2,3 and 4 are supposed to have two car parking spaces each. They do not meet requirements and the owners regularly have to park on the access road and visitor spaces. This needs to be taken into account when assessing the parking provision. 6. Visitors already park along the access road wall by the bin store because the area for visitors is full making it very difficult for occupants of 2,3 and 4 to reverse out of their driveways. 7. Application 2019/62/90384/E was refused for the following reason: The proposed dwelling would be located in a random position to the front of the existing dwellings, with no obvious link to the main development (following 2012 approval). The proposed development would appear out of character, and unconnected to the site in which it is located, failing to comply with Policy LP24 of the KLP which states that the layout of all developments should respect and enhance the layout of the landscape. Given the physical constraints of the property and site this hasn't and can't be addressed by the new application.

8. The site already feels over developed with cars having to park along the track and making turning a car difficult as set spaces are not adhered to. This mixed with the applicant regularly having commercial deliveries and children playing on the track/turning circle creates a safety issue, additional domestic activity would only exasperate this.

9. Amenity has been created for the property but this impacts on No. 1 as their car parking spaces have been moved towards the gradient. Previous permission No. [2012/62/93048/E] indicated that No. 1 was to have three parking spaces and this was re-enforced in the Consultation Response from KC Highways dated 21.3.19 [2019/90384/E] (ref 08-05SW/4) and the refusal for [2019/62/90384/E] at point 4 – Impact of highway safety.

10. Application 2019/62/90384/E was refused for the following reason:
Finally, the proposed form of development would require a garden area to the side of the converted building which is currently used as hardstanding for vehicle parking. Again, this would introduce an incongruous feature within the site that would be unusual in this context by virtue of its poor relationship with the host dwelling, whilst also creating a relatively open (not private) garden space for any future occupiers. As a result, point c) of Policy LP24 would not be complied with.
This revised application has not addressed this point.

11. The application states that the window of 1 Lands farm, Lands Fold that overlooks the proposed garden / revised parking is not habitable, this statement is incorrect.

12. Application 2019/62/90384/E was refused for the following reason:
The location of the garden space in close proximity to the south elevation of 1 Lands Fold is considered to result in a detrimental impact on the amenity of the occupiers of both dwellings as a result of the activity of the domestic use so close to the frontage of no. 1 Lands Fold. This would result in harm to the occupiers of both properties, failing to comply with LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
This revised application has not addressed this point.

13. Application 2019/62/90384/E was refused for the following reason:
Given the proposed development will result in an intensification of the use of the site as a result of an additional dwelling at the site, this proposed development is considered to result in highway safety issues resulting from a lack of parking provision.

14. Application 2019/62/90384/E was refused for the following reason:
Site saturation / impact of grade 2 listed building The proposed development sits within the curtilage of a Grade 2 listed building and I feel the site has already been overdeveloped and this was highlighted in a previous approved application. Previous planning application 2016/62/90339/E highlighted that it was brought to the applicants attention that Lands Farm has reached a saturation point where any further intensification in use of the site would be unlikely to be supported as highlighted in the extract below.
This revised application has not addressed this point.

15. Parking requirements cannot physically be met There was a previous application for the proposed development numbered 2018/62/91433/E which was withdrawn but highways commented that a minimum of 17 car parking spaces would be required. This cannot physically be met on this site, the applicant typically takes most of the visitors spaces on a regular basis with commercial vehicles leaving other vehicles parked along the track and against the wall of the proposed development with the glazing.