

29 JUN 2020

18th June 2020

Kirklees Council Planning Department,
Economy and Infrastructure,
P O Box B93,
Civic Centre 3,
Off Market Street,
HUDDERSFIELD.
HD1 2JR.

Dear Sir/Madam,

Ref: Planning Application Number: 2020/91369

In relation to 5 Crown Buildings, Scott Hill, Clayton West, HUDDERSFIELD. HD8 9PE.

The proposed property is an old building and we realise it is in need of serious renovation, but we see no reason why the renovation to this building should change its aesthetic appearance, size and height on the skyline.

This is a residential area where this is now the sole industrial type property left in this area as all the other buildings have or about to be changed to residential. The building number 16 Scott Hill, has been changed to an office and great cost has been made to blend into a more environmentally pleasing appearance.

In addition, we have following grievances to make:-

1. Materials and Installation of the profiled steel cladding and shutter door.

The metal cladding would introduce a very industrial look to a residential area and aesthetically would look quite appalling when all the other surrounding buildings are Yorkshire stone. Other buildings which have been altered have spent a great deal of money to make their commercial properties either residential or to fit into the village appearance.

2. Vehicle Parking.

The limited amount of parking already available to 5 Crown Buildings means that ultimately the owners and workers of this building will have to park on the road. Therefore, limited Parking outside no 16 and access in and out of 18 and 20 Scott Hill of what is already on a dangerous corner with low visibility and a narrow road. As it is on a corner, vehicles coming

down the hill with what will have unlimited parked cars will make visibility for this traffic impossible considering it is a busy bus route and through fare.

If the owners of the property park in their allotted car park, I can only presume they will expect to load and off load vans and lorries of varying sizes on the road, as we have already stated is a busy blind corner. We suggest you contact the Bus companies to enquire of there current and anticipated issues and problems on this route to avoid any further accidents. I therefore think that this building is totally inappropriate for the amount of people that are intended to work there,, and the parking and delivery requirements required.

3. Opening Hours.

I can categorically inform you that the opening hours have been 8am – 4pm Monday to Friday with an over run possibly to 5.30pm when people were very busy, and they never worked Saturday or Sunday unless they were going in to the premises to take deliveries and this is as of all the tenants who have occupied these premises over the last 30 years. I would also like to state over this period there was never more than 1 or 2 people working on the premises at any one time. The extended hours which are proposed are totally unacceptable in a residential area.

4. Height and Elevation of the proposed building.

Although according to the plans they are not increasing the overall height of the building they are increasing the height of the roofline giving a larger frontage to the property making the property substantially more prominent. I also note that I can presume that the front upstairs windows will be offices and which I find unacceptable.

5. Chimney.

The chimney is a local landmark and part of the history of the village. Having lived here for such a length of time I know for a fact that it is used as a navigation landmark by geese and wildlife when flying south for the winter, as they fly over the chimney and change direction. I propose that this chimney should be put forward for a preservation order and maintained accordingly. Under no circumstances should be removed.

6. Noise.

I have great concerns about the level of noise and possible pollution. The former residents took great care not to cause any dust or noise pollution
I can't think this will continue with the new owners.

7. Building Works.

On starting of the said building works I have great concerns about the amount of dust, noise, dirt and potential pollution especially from the asbestos roof. The repair or removal of the asbestos roof is of a great health concern to us.

As an overview, there are many other B2 style units available in Clayton West and industrial units surrounding Clayton West which are most suitable to this end use.

The roadside access, parking, environmental considerations, and aesthetics make this building totally unsuitable for the proposed end use not to mention the devaluation of surrounding residential property of which we are currently seeking legal advice.

We appreciate that the building does need renovation but such extreme overbuilding and potential overuse of such a small building is the very reason I **must confirm my objection to this application**

I would like to suggest that someone from your department visit the premises to view both the building, parking, environment considerations and general overview at various times of the day as this can be a very busy road.

Should you require any further information, I would be happy to attend any meetings or make myself available as required.

Yours faithfully,