

From:
To: [DCAdmin](#)
Cc: [Cllr Nigel Patrick](#); [Cllr Paul Davies](#); [Mathias Franklin](#)
Subject: Planning Application 2020/91896 Pentlands New Mill Road HD9 7LN
Date: 03 November 2021 15:08:27

For the Attention of Mathias Franklin

Planning Application 2020/91896 Pentlands, New Mill Road, Holmfirth HD9 7LN

When this is published on the website please do not include my address

Dear Sir

I wish to register my objections with respect to the amended planning application for the development of the Pentlands site, New Mill Road.

After the previous application was considered by Planning in April, and not approved, it was my hope and expectation that the developer would return with some sensible proposals which would address the concerns raised by local residents and other bodies ('Highways' (10/08/20), 'Conservation and Design' (12/08/20)). I also note that a government housing minister at this year's Tory conference offered the re-assurance that local planning decisions should not permit 'inappropriate development'. However, whilst the latest plans may perhaps help to address the sewerage and drainage issues which beset the development of this site, they still fall far short of being acceptable in terms of appropriateness to the local surroundings and impact upon road safety.

I am forced to re-iterate points made before, which have become ever more apposite as they continue to be ignored.

I object, in principle, to the density of the development, which is essentially an urban development in a semi-rural location. The 'revised' plans do not constitute the 'dramatic overhaul' as urged by the Highways report (10/08/20) nor are they an adequate response to the Council's Conservation and Design report (12/08/20) which described the proposed layout as 'too dense'. The amended proposals (merely to take account of sewerage issues?) still comprise the building of 15 dwellings on a space currently occupied by 1 detached house next to a small field. The proposals envisage no fewer than NINE houses shoehorned into one row at the front of the site. Furthermore, no account has been taken of the overbearing presence this will impose upon the residents of the adjacent house, Wyncliff. In short, the proposals continue to present an overbearing, disproportionate and inappropriate development completely out of sympathy with the surrounding environment.

Now the schools are back and traffic is returning to normal, the dangerous situation on this stretch of New Mill Road is ever more apparent. Speeding cars and motorbikes, heavy lorries and general traffic density in the absence of speed limit signs or traffic calming measures present a daily hazard to the hundreds of school children walking to Holmfirth High School and back, as well as to all other pedestrians and road users. Gaining access to this road from current dwellings is already hazardous and traffic will be greatly increased by the 50 plus dwellings currently being built on the Midlothian site adjacent to Pentlands. Displaced parking from this site (used in the past for parking by residents of Banksville and New Mill taxis) is already apparent and spaces on New Mill Road are starting to be used as an informal taxi rank. These safety issues will be significantly and negatively affected by the this proposed Pentlands development.

I re-iterate my view, previously expressed, that a modest, appropriate development of this site would be acceptable, but I wish to continue to lodge strong objections to the current proposals.

Yours