

About the application

Application number: 2020/93365	
What is the application for?:	Outline application for erection of residential development
Address of the site or building:	Land opp, 8, Mountain Way, Kirkheaton, Huddersfield, HD5 0EW
Postcode:	

User comments

Type of comment: An objection
<p>The application made is very similar to those made in 2017 (2017-94195 and 2020-90367) which were refused for many reasons as stated in decision notices 2017-90367_+Decision+Notice_634701, and 2017-94195_+Decision+Notice_674324. The comments raised in the decision notices and the conclusions made in the Delegated report (2017-94195_Delegated+Report_674 227) are still valid and should be taken into consideration when assessing the latest planning application.</p> <p>The un-adopted section of Mountain Way is a public right of way (PRW) and gateway to the Greenbelt. The site runs next to a public rights of way (PRW) and its boundary appears to encroach upon it. The un-adopted/private road provides access to, and is maintained by, the current residents of 8, 10 and 12. Comments made on one of the earlier applications in 2017 (2017-90367) by a consultee representing public rights of way (2017-90367_+Consultee+Responses_623794) queries whether the 2017 application is valid as it does not indicate access to the site from a public vehicular highway network. The same consideration should apply to the current application (2020/93365).</p> <p>The site is on Greenbelt land and is a gateway to the main expanse of Greenbelt. Entering from Orchard Road provides a beautiful vista northwards to Cockley Hill and to "The Mountain" more north easterly. The fields and ancient hedges have walking routes which would be obscured by development on the site subject to the planning application.</p> <p>Any development with hard surfaces would contribute to flooding between 8 and 12 Mountain Way, as experienced this summer, by contributing to the water course that forms in the fields alongside of the site. Climate change will only exacerbate the flooding.</p> <p>The Supporting Planning Statement from AK Planning (2020-93365_+General_832894) cites the site "has previously had domestic scale sheds on it". For the record it has not had any sheds on it since or before 1965.</p>