

Address: 24 Ballroyd Lane Huddersfield HD3 4TB

Search application details

Application number: 2020/94342	
What is the application for?:	Erection of 5 dwellings
Address of the site or building:	Land at, Orchard Street West, Longwood, Huddersfield, HD3 4TE
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
1. My primary objection is based on the increased through traffic use of Ballroyd lane. The site has previously been refused planning. Local opinion on this is due to access and traffic issues. Although access is located on Orchard Street West, Ballroyd Lane will be used as a short cut to the M62, Calderdale, HRI etc and Huddersfield Town Centre to avoid delays and congestion at the junction of Lowergate and Longwood Road – described in the Huddersfield Examiner in 2020 as “one of the most hated junctions in Huddersfield” The junction at the far end of Ballroyd Lane adjoining Church Street has severe visibility issues, and just prior to the junction, a sharp 90 degree bend. It is very narrow, and extremely difficult to pass, presenting many visibility issues both at the bend and at the junction. https://www.examinerlive.co.uk/news/motoring/motoring-news/huddersfields-most-hated-road-junction-17768327 Ballroyd Lane is a single track already vastly over-used lane in a bad state of repair, in terrible condition – severe potholes and degraded surfacing, repeated damage to buildings and walls, which is used by cars, vans, misguided wagons etc. and it is a known short cut. This application for 5 additional dwellings (with potentially 15 extra vehicles Responses [id 852432]) in this area adjacent to Ballroyd Lane will significantly and adversely impact on the through traffic on Ballroyd Lane. The road cannot capacitate any further increased traffic, in fact the council should be looking to deal with the issue of traffic calming and management. Ballroyd Lane has been described as 'lightly used'. As I live on the lane and my kitchen and bedroom windows back onto the lane, I contest this strongly – I work from home and see traffic at all hours of the day. The biggest issue being that large vehicles are sent using sat nav's and cannot pass. These vehicles have then to reverse the entire length of the lane which is completely unsafe, as there are no pavements for pedestrians and some considerable damage has been caused to the step area of	

pedestrians, and some considerable damage has been caused to the step area of no.24a with exactly this occurrence and walls of both 24 and 23 have been repeatedly repaired.

2. Local area, demographic, heritage and green areas.

This site is the last remaining area of undeveloped land within the settlement of Ballroyd and as such houses much wildlife such as bats, foxes, toads, frogs and newts, with many mature trees.

There has been little to no attempt to maintain the site since its purchase, in fact it has very much been used as a dumping ground for the b site at 30 Ballroyd Lane – the excavated soil from the erection of 30 has been unceremoniously dumped behind the fence of 24 Ballroyd Lane and not disposed of as it should have been, giving the impression that the land height is much greater than it actually is – whomever purchases this site will have extensive waste disposal costs prior to build and in addition to their own excavation and disposal costs.

With the addition of the extra dwelling on this site (the original planning was increased from 4 dwellings to 5 in the last application for this plot and two storey to three storey) there is now increased potential for negative impact on the landscape of the area and clustering new developments very close together in a very small land area is destroying the green area completely. I question the consideration of the demographic of Longwood and the suitability of the proposed dwellings. Longwood has an aging population, a demographic requiring bungalows and low level housing as opposed to 3 storey town houses. Many new town houses that have been built close by are now proving difficult to sell and are being rented.

Consideration should be taken in terms of materials used also since there are many old and listed buildings in the Ballroyd settlement, my own property pre dates 1830 and as such the character of the area should be respected with any new building development.

I would like question the space around the three proposed dwellings directly adjacent to the boundary of 24 Ballroyd Lane, is this required distance from that boundary?

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2020/94342&file_reference=847210

Also I would like to question the reference on the above plan to 'LANDSCAPING SCHEME TO BE AGREED BY CONDITION' placed in my garden area? I assume this is referring to the site and not my garden!!

3. To build 3 adjoining houses within such close proximity to a working mill which runs 24 hours a day Mon-Fri and 6am - 6pm Sat to Sunday will make the noise and pollution unbearable for potential residents and will be almost impossible to manage for the mill.

I understand some noise levels have been taken however these need to have been taken over a period of time as dependant on the wind direction and activity at the mill the noise and smells differ considerably.

In consultation with the Mill Chairman, it is my understanding that he is unhappy about the close proximity and the potential difficulties they are likely to encounter if this development goes ahead. This has been an established heritage business for over 100 years, however if this is permitted, they will encounter additional difficulties with noise and pollution levels as these dwellings are proposed so much closer to their premises.

Residents of Ballroyd's existing established dwellings have worked hard to establish a relationship with the mill to address such issues of residential close to industrial. It is unreasonable for the mill to bear the burden of this newly imposed responsibility when it could be avoided with careful and sufficient planning consideration.