

MELTHAM TOWN COUNCIL

PLAN NO: 2021/62/91632

DETAILS: Erection of detached garage with first floor to create dwelling forming annex accommodation associated 81, Huddersfield Road, Meltham, Holmfirth, HD9 4AF (within a Conservation Area)

LOCATION: 81 Huddersfield Road, Meltham

PLANNING OFFICER: Stuart Howden

TOWN COUNCIL COMMENT:

Date: 10.05.2021

The Town Council strongly objects to this proposed development on the following grounds:

- Overdevelopment of the plot.
- Detrimental impact on the visual amenity, including on the Robert Ashton Memorial Park, which is located immediately adjacent to the site.
- Detrimental impact on the residential amenity in terms of increased noise and pollution.
- Highways – it would cause a significant increase in traffic in an area which has a high pedestrian footfall, and would therefore cause an increased risk of accidents.
- Inappropriate development in a Conservation Area.

The Town Council also objects to the addition of the pedestrian gateway by the garage onto Park Lane.

Should the officer be minded to approve the application, it is essential that the permission includes a condition compelling the applicant to provide a large enough area within the site for vehicles to turn around, so they can access Park Lane in the forwards gear.