

From:
To: [DCAdmin](#)
Subject: Application 2021/91827 Objection - Sands House, Greenhead Avenue, Dalton, Huddersfield, HD5 8EA
Date: 30 May 2021 11:30:27

Good morning,

Please find our objection to application 2021/91827 detailed below:

-----START OF OBJECTION-----

I OBJECT TO APPLICATION 2021/91827 DUE TO THE FOLLOWING REASONS STATED BELOW;

PREVIOUS PLANNING APPLICATIONS

Greenhead Avenue is a quiet Cul-de-sac which over recent years has had numerous planning applications submitted and approved for unnecessary housing and garage buildings, which have gradually taken more and more green spaces, trees, and wildlife habitats. Our gardens and the land that has been proposed to house further garage space, is home to healthy mature trees and a range of wildlife. Many of these trees over recent weeks have been cut down before planning has even been approved.

NOISE

We are currently entering the third consecutive week of having to endure the constant loud noises from chain saws and woodchippers, which I consider unacceptable and inconsiderate to residents. A number of noise complaints have already been submitted to Kirklees Council. The noise pollution from the current works in preparation for the planned garage are having a negative effect on resident's well-being and mental health, especially those who are working from home due to COVID-19, including myself and others who have new-born babies.

The level of noise that can be heard from vehicles in the garage(s) is evidenced on the proposers website (vintagetrucks.org), as there are a number of videos showing engines in operations.

Noise pollution will only increase, due to the nature of vehicles stored and any building work that takes place, if the application is to be approved.

Times that building work can take place should be strictly limited to weekdays only.

It is already loud enough when these vehicles are started up and moved around the current garages. Noise can be heard at the front of our house and vibrations felt through the ground. This will therefore only worsen if there is to be a garage located behind our house.

POLLUTION

Fumes from vehicles will have a negative impact on people's health and the local environment, as the vehicles that are stored within the premises are not 'green' eco-friendly car/vans/trucks. They are older, noisier and emit a high level of dangerous gases and pollutants, which are known to cause health problems, such as headaches and respiratory illnesses.

If the proposer wishes to expand their collection, then a more appropriate site should be found outside of a residential area.

I feel that the proposed vehicle movement/usage times stated in the Covering letter (873 KMDC 080421) are inappropriate, due to the garages being near residential housing. If the application is to be approved, these times should be reconsidered and limited to weekdays only, not 7 days a week.

The proposed development would go against Kirklees Councils vision of being carbon neutral by 2038.

PRIVACY

The site contains CCTV cameras, some located close to our boundary. I am concerned that with additional buildings having further CCTV cameras will have an impact on privacy, and would ask whether any GDPR implications have been considered with regards to this?

The plans, 870233 as an example, only seem to detail residential houses on the Felcote Avenue side of the development, however, the site is in close proximity to residential houses both on Greenhead Avenue and Felcote Avenue. While the covering letter (873 KMDC 080421) states

that 'The hedge along the site boundary is owned by the Applicant and this is proposed to be retained as an important visual mitigation.', this would only be a small form of visual mitigation for the residents of Felcote Avenue. Greenhead Avenue residents would still be affected by a visual impact arising from the proposed plan. If the application is to be approved then action should be taken to minimize this, such as planting trees/hedging along the Greenhead Avenue side of the boundary as this would also be a natural barrier against noise and maintain privacy.

ENVIRONMENT / WILDLIFE

The site contains a natural drainage system being a field. Considering several trees have been lost already, prior to the application hearing and the plans show that the applicant is intending on concreting a large area (including up to our boundary), I am concerned that any green spaces that are removed will increase the risk of standing water/flooding. It also destroys habitat for endangered species such as hedgehogs and bats, both of which are present in the area, as well as foxes and badgers. Fox cubs continue to be seen since the trees have been removed, suggesting that there is potentially a den within the proposed planning area.

All bat species, their breeding sites and resting places are fully protected by law and I believe a bat survey should be carried out before any planning is approved, as bats can be seen flying around the proposed site and around neighbouring houses on an evening. However, due to removal of many mature trees already, before planning approval, damage has already been done to this protected species habitat.

As Kirklees Council declared a climate emergency in 2019, the environmental impact should be assessed as part of Kirklees Councils decision

HEALTH / MENTAL HEALTH

Throughout the Covid 19 pandemic the local wildlife has flourished even more due to there been no activity within the land of Sands House, this has had a positive impact on the wellbeing of the residents, until recently, when a large tree that was home to a range of wildlife was selfishly destroyed, we now know this was due to the proposed planning application. This therefore confirms the proposer's ignorance, as their application suggests there is no wildlife in the area, which supports residents' frustrations towards the land been developed into a further unnecessary garage.

I appreciate that the vehicles stored in the garages are linked with a charity, but this is not the place to develop further. The proposer should be encouraged to expand their collection in a more appropriate location that will be more sustainable and be able to promote better job opportunities. Leaving this land to promote 're-wilding', which would gain respect and support from residents and offset the proposer's carbon footprint of the existing garages and vehicles within them.

If the application is to be approved, to minimise the impact on the environment, alternatives to concrete should also be considered, such as grasscrete for example, as well as having a living/green roof on the proposed garage. This will not only help to make the garage more eco-friendly but will also help the building blend in with its surroundings.

Information contained within the planning application (id 870211) is incorrect. Section 22 states the site cannot be seen from a public road, public footpath, bridleway, or other public land. Contrary to this, the site can be seen from the top of Greenhead Avenue, a public road.

Furthermore, Greenhead Avenue is already difficult to enter and exit due to parked cars at the end of the street. This has previously been raised as a safety issue with Kirklees council, however, nothing was done, and this issue will be exacerbated when more heavy trucks are trying to enter and exit the street, whether that be for building work or transporting vehicles to and from the garage(s). The road has seen increased traffic flow over recent years due to the number of planning applications which Kirklees council has approved, something which the road was not designed to cope with.

I believe the plans in their current form to be selfish and inconsiderate to local residents. The changes as detailed above should be considered/made before the application is considered for approval.

Taking into consideration that we are continuing to navigate our way through a pandemic, which continues to change day by day. I have first-hand experience, due to my job of the direct and in direct impact of Covid-19 and the role wildlife and green spaces are playing in maintaining people's mental health and a positive outlook. This is not the time or place to approving such

Please could you confirm receipt?