

About the application

Application number: 2021/91914	
What is the application for?:	Demolition of one dwelling and erection of 39 dwellings with access and associat
Address of the site or building:	rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I wish to register my objections to this planning application. Although the number of houses his now 39, this does not improve the proposal. All of the problems with the site still exist and an estate of this type is entirely unsuitable for this location. None of the valid concerns about this site have been addressed by the new plans and it seems to me that the Council is happy to completely disregard the adverse effects that such a proposal will have on the local area. Northorpe Lane is narrow and was never designed to cope with so many cars. Most new houses have to have at least 2 parking spaces and larger ones have to have 3 or more. I am mystified by the Council's view that this development will only generate a handful of cars movements. It's entirely unrealistic and a fact which is abundantly clear to anyone who has ever visited a modern development. Why then, does Kirklees Council choose to entirely disregard this issue – citing 'current planning guidelines' when it is fully aware that they are out-dated and unrealistic. You must know how much traffic there now is on the roads of Mirfield, and Northorpe does not escape the problem. Adding another 39 families to this lane will be a disaster. How will cars be able to safely move up and down the lane between the parked vehicles of the existing residents and the various junctions? Two queuing cars at the junction of Shillbank Lane already causes a log-jam, so imagine what it will be like if all these extra cars are added to the problem. The information submitted by the developer regarding traffic levels is inaccurate and only designed to create the impressions that building 39 houses will have no impact whatsoever. I am surprised that this is considered acceptable in a planning application. The development still poses a significant road safety risk and the planning application is not acceptable for this reason. In addition, the amount of materials and construction traffic that will be required to build this site cannot be safely accommodated on this lane. Given the number of dwellings, there will be thousands of vehicles coming to the site during the prolonged building programme. The size of delivery vehicles will pose another serious threat to road safety and will generate an unacceptable amount of noise, pollution and debris on the road. I cannot see how access is suitable and for this reason the application should be refused. The design of the proposed new houses is completely out of keeping with the local architecture. It adds nothing to the appearance of this village street – just another off	

architecture. It adds nothing to the appearance of this village street – just another on-the shelf set of drawings without any distinction or merit. The cramped arrangement is unattractive and over-bearing for the surrounding properties. They are too close to the existing houses and will be detrimental in terms of privacy and over-looking. The site road is poorly designed and due to the steeply sloping nature of the site, the layout will have a most unnatural appearance because of the amount of artificial groundwork that will be required. The layout of the road itself does not appear to meet the required design standards.

In terms of taking the village green from Northorpe Hall, I remain of the opinion that this would just be an act of deliberate environmental vandalism and entirely unethical. The Council has still not been able to show that it has any rights to use this land – it is privately owned and not part of the highway. Without the land to create a layby the principle of granting planning has to be rejected – because there is no realistic possibility of the development taking place without it. Why do you persist with an indefensible position? Is this to assist the developer despite the consequences for the existing community? Why should the community suffer irreparable damage just to line the pockets of this developer?

This planning application is still entirely unsuitable for the village of Northorpe. It is wholly inappropriate in terms of its design and scale. The detrimental impact to the existing community will be enormous and nothing in the new plans makes any tangible improvement to this situation. For all of the reasons previously outlined, the application should be refused and I continue to object to this proposal.