

About the application

Application number: 2021/91914	
What is the application for?:	Demolition of one dwelling and erection of 44 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

The outline planning application for this case was approved based on incorrect information. The application included not only the land owned by 28 Northorpe Lane but also land owned by Northorpe Hall – which is not connected to this proposed development. The Council have still not been able to produce any evidence that they have a right to take the land owned by Northorpe Hall. Therefore, without the layby the development cannot proceed. For this reason alone, the application must be refused. Although there is a fundamental failing in the application, the Council seems determined to let this matter proceed. Now we have yet another application, but this time with a higher number of dwellings than before. We will still be swamped by a huge number of additional houses that will completely change the nature of this location – so much for protecting existing communities. The developer was trying to cram too many houses onto this land previously and this was identified by the Council as over-development. Now the plan is to include more houses - and suddenly this is acceptable. I am at a total loss to understand how 39 units is too many but 44 is now suitable. It's completely illogical.

It is obvious that more houses result in more traffic (unless the council intends to ban owners from having cars?) The Council is fully aware that traffic assessments are based on levels of traffic that are completely unrealistic for modern living – a point made very clearly by Planning Committee members in relation to other applications. It defies logic why such assessments are still being allowed but presumably as it gives false information to support developers, so this is why the Council turns a blind eye. The decision to give the outline application approval was based on inaccurate traffic details, so it should be over-turned, and this current application should not be allowed to proceed.

The Council has still not been able to show that it has any right to include land owned by Northorpe Hall in this planning application. The whole way this application has been dealt with demonstrates just how poorly informed the Council is and what lengths it seems it will go to in order to hide its own serious mistakes and assist developers, regardless of the impact on local communities. The Green at Northorpe Hall is an integral part of our community and is a major part of what makes Northorpe Lane one of the last remaining village streets in Kirklees. Destroying this valuable green space is completely unreasonable and shows a total lack of consideration for the residents of Northorpe. The fact that the Highways Department does not have proper records about such important matters is astounding but the total disregard for both a charitable organisation and the local community just to assist a developer is entirely undemocratic.

This planning application cannot be allowed. There are far too many units for this location and all of the issues that have previously been highlighted including unsuitable mechanical pumping for sewage and waste water, unacceptable increases in traffic and the risks to road safety that will result, the knock-on effect of flooding in the locality etc.

This development is not appropriate to this location, does not meet the required standards and the application should be declined.

Please note: We do not give consent for our name and address details to be included on the council's website.