

CONSULTATION RESPONSE

Application No. 2021/92347 – Residential Development Proposal Adj. 3 Elm Street, Skelmanthorpe

Our Position on this Application

We **STRONGLY OBJECT** to this application on the following grounds:-

- **Access and traffic issues** – Elm Street is a narrow tarmacked lane, originally part of the old road to York and the main road into Skelmanthorpe before the steep walled banking (directly in front of the proposed site) was built around the 1850's to carry what is now Commercial Road. At the proposed site, there are no public footpaths on any side of the road, it is narrow and on a bend which cuts visibility.

To have two driveways where vehicles will have to drive in/back out (as there is no turning space within the site) on a bend on this narrow road is totally unacceptable. Any construction traffic will find access extremely difficult, if not impossible, and will block the road. It will be noted that vehicular access to Nos.1 and 3 Elm Street is, in fact, via Northfield Lane.

In addition, Elm Street has no proper, marked junction with Commercial Road/Huddersfield Road. It emerges over the pavement just below Gawthorpe's butchers and alongside the Station Road junction with Commercial Road/Huddersfield Road. Adjacent to these is the junction of Cumberworth Road. The whole area is very busy and poses dangers to pedestrians and drivers alike on a daily basis. It is likely to get even more so with the current development of 190 houses at the top of Cumberworth Road.

- The number of houses proposed constitutes **over development of the site** and the type of houses, their height and materials totally inappropriate to the site, its location and amenity value of the area.
- The proposals will involve the felling of conifer trees and a mountain ash tree and the destruction of a garden area - again to the ruination of amenity value of the area and, we would have thought, against the Council's 'green' policies and work towards a Zero Carbon future.
- The Planning Officer should be aware that there is an underground, culverted watercourse under the length of Elm Street which takes the stream which originates from the watershed at the top of Cumberworth Road. The potential to damage this exists if heavy construction vehicles are allowed with the resulting dire consequences for the surrounding area.
- Water does pour down Elm Street at times of heavy rain, eventually pooling at the bottom of Dale Street as drains become overwhelmed.
- The Planning Officer should also be aware that the Council's refusal of another development down Elm Street a few years ago, was upheld by HM Planning Inspectorate. Poor access was

a major factor in the Inspector's support for development refusal. The situation in the area has not changed since.

- We trust the Planning Officer will make a physical site visit to properly decide the application. Information purely from Google Earth is totally inadequate to make a proper assessment of the site and its vicinity.
