



I wish to comment on the Yew Tree Farm proposed development including the related applications 2021/65/93007/E listed building consent and 2021/65/92969/E demolition of agricultural buildings.

Farnley Tyas is a small farming village and a conservation area. Since moving here 12 years ago the village has been urbanised by the development of two of the remaining three working farms to form housing. This proposal will end all links to farming and the village will no longer have any semblance of a farming village. Most importantly the proposal, like the two farms already developed, are of an suburban style that disregard existing styles and materials.

Specifically my main objections are:

The site is over developed leading to a number of problems.

The proposed four properties to the southern boundary will have an overbearing presence on the view of the village from the south and against the listed buildings immediately adjacent. They are of an suburban design and do not reflect the traditional styles in the village or propose to use reclaimed stone in keeping with existing. All the new builds are in a grid at the same angle or perfectly perpendicular to each other unlike the existing farm properties. This all serves to destroy the organic and visually interesting feel to the village. More varied roof lines, a more organic layout and buildings that had more likeness of the buildings that are replacing would, in my view, greatly improve the aesthetics as well conserving the farming village appearance that has gone before for well over a century.

The breaking up of the large barn nearest the GoldenCock, into four terrace units, whilst in itself not an issue, will create a bin store elevation with each unit having 2/3 bins as well the need for car parking.

The proposed car parking off The Village will dominate the centre of the village. The coming and going of vehicles into a very tight parking space will be problematic and the headlights will cause huge light nuisance to the occupiers of all adjacent houses. Parking seems only sufficient for one vehicle per household with no provision for visitors. Car parking on the The Village is already full and creates a hazard when entering the village from Honley Rd.

The removal of two very significant trees of over 100 years to create a new entrance to the site and to allow an extra house on the southern boundary should not be allowed.

The use of key block paving is completely out of character.

In my view, whilst some form of development is required, this proposal will greatly degrade the status as a conservation area. It will be overbearing on the adjoining listed buildings, place a car park at the centre of the village that is too small and with no parking for visitors, removes two fabulous trees that have been a prominent feature for a hundred years, and is of imitation construction quality.

There is little in this development that conserves the character of Farnley Tyas.