
New objection.

Sirs.

Yew Tree Farm development. 2021/ 93006

Although we have made an objection to specific points earlier, we note that the most important points raised have still not been addressed in the developers recent application.

The LEVELS of the new build houses are still not clearly shown on the drawings . The ridge heights of some of the proposed new build houses can be calculated at around 10 metres higher than many of the older listed buildings and completely dominate them . Their design is completely inappropriate to the historic nature of the buildings which they surround and overlook.

We note that Historic England make these same points too and their voice must be respected.

They state -

“Our remaining concerns about the form of the proposed new development have not been addressed. Minor cosmetic changes to the exterior of the proposed new housing have been made, but the fundamental issues of the form, scale and character of the new development remain.

New-build development on the site should take inspiration from the farmstead style of development. This relates not only to architectural features but also the layout of development and how the spaces between are treated. Whilst we consider some new-build could be accommodated on the site, the proposals as currently shown have a suburban character in their layout, scale and detached form.

Whilst we acknowledge the attempt that has been made to incorporate some architectural details found elsewhere in the village, the uniform volume and orientation of the detached

houses leads to them looking largely suburban in character. This would be particularly evident in views towards the site from Farnley Road and the public footpath to the west.

Greater differentiation in height and orientation, coupled with creating more attached or terraced housing types, would better reflect the character not only of the development site but the wider village. The listed buildings within the site provide a great source of inspiration for how development could be grouped around courtyards. Reorienting and incorporating different roof heights along the southern boundary of the site could also help the development integrate more successfully into its historic setting. A greater variation in house types would better reflect the character of Farnley Tyas.”

The aspect of listed buildings MUST be respected .

We must however emphasise that the felling of two mature TREES , both with TPOs awarded are still planned to be felled and this is an absolute travesty and must be prevented.

Kirklees arboricultural officer at the time Nick Goddard when he awarded the TPOs gave as his reasons as under -

“The current proposal will have an adverse effect on a number of trees located on the development site. These trees are prominent features of the local landscape and contribute to the character of the local conservation area, therefore provide high visual amenity value. It is to protect the public amenity afforded by these trees that the Order is made.”

There can be no justification for ignoring the TPOs in this Conservation area which doubly protects them.