

Dear Sirs

Regarding <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f93621>

It is sometime since this last went out to the public for consideration and once again we do want to reiterate that we do not want to be NIMBY's and do appreciate that as outline planning permission has previously been granted for this plot of land that it is very likely that you must grant planning permission to this new application. However, we do hope that you will take into consideration some of the following points to ask the developers to resubmit a more suitable application for your to approve rather than this current application.

1. Access and Transport links - Health and Safety
2. Suitability of the submitted plans
3. Queries on the Planning Application
4. Impact on existing properties
5. Conservation Area
6. General Observations

1. Access and Transport links - Health and Safety

Golcar is a fairly unique village in our country, very close to the town centre and yet blessed to be within glorious countryside, with architecture that many would be envious of. But part of its history is the very fact it was built to create and support the industrial revolution. With its mix of geography and usage, many of the roads were built only to sustain historic traffic and are not appropriate for today's transportation.

This is one of our biggest concerns. Already the roads around the proposed site are narrow and well used. It is not to say they are congested with continual queuing traffic but they are certainly well used for their size and width, in particular *Small Lane* and *Claywell* which are small, tight narrow roads. Putting more traffic on these roads is likely to increase the risks to current users, pedestrians and cyclists which seems to go against the Active Travel Plan and will increase the chance of further major accidents and possibly fatalities. Considering this is heavily used by children going to and from school it would seem to be an unnecessary risk to impose on the neighbourhood.

And what the COVID pandemic has taught us is that there is an increasing shift towards online shopping and hence vehicles larger than family cars are being used to deliver products to homes. With this in mind the current proposed access to the development through Fulwood Drive would only exacerbate the current growing problem that we highlighted originally; *(Then with increased number of houses there will be an increased number of internet based shopping which leads to an increased number of delivery vehicles, on top of those purchases that require home delivery. This would place an unprecedented demand on the narrow roads of the area. And with Satellite Navigation systems consistently bringing traffic for Drakes Mill and Fulwood Drive down Claywell and seeing vehicles stuck and having to reverse to then try and get down Carr Top Lane and getting stuck and then having to go back up Carr Top Lane and attempting impossible right turns on the very sharp bend, you can begin to see a picture of increased confusion and congestion of large vehicles on small roads. And this problem is only set to get worse by the increasing uptake of Satellite Navigation for delivery drivers. This is again a massive concern of the Health and Safety of local residents.)*

A much better alternative would be to access the plot through the 2 developments (1 currently built [2018/92848](#) and 1 currently in planning ref [2021/91384](#)) that are accessed off Carr Top Lane which is a much more usable road for passing traffic. Indeed the current application for the second site would seem to indicate that access could continue from Site 2 to this site which would make much more sense as it looks as this plan shows the road as ready to be continued over the current footpath and therefore into the proposed development - if this wasn't to be the case surely the plan for that road would show it as a cul-de-sac and with borders and shrubs. And although this

plan would involve creating a road over a current public footpath it would ironically ensure the footpath would be safer as it would require remaking and hence be of a better condition than it is currently and hence safer for users of it.

[https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Planning%20Applications%20\(Public\)&queryTable=%2Fkirklees%2FPlanning%2FPlanApps_PublicSearchesKompas&queryColumn=Plan_Ref&overlays=Planning%20Applications%20\(public%20searches\)&queryValues=2018%2F92848](https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Planning%20Applications%20(Public)&queryTable=%2Fkirklees%2FPlanning%2FPlanApps_PublicSearchesKompas&queryColumn=Plan_Ref&overlays=Planning%20Applications%20(public%20searches)&queryValues=2018%2F92848)



Indeed I have spoken to previously to Farzana in Sep 2014 @ Kirklees Planning before about this and in principle she agreed it makes more sense for the developers to work towards this to accommodate such a suggestion. As mentioned, it certainly seems the developers were thinking this previously.

Also any parents utilising the facilities of the local schools and nurseries in the village would likely take these shortcut routes and further compound the Health and Safety issues at the very peak times of traffic and congestion. Indeed as your Highways department will be well aware both St Johns School and Manor Road School already have grave concerns with the level of traffic on the “school runs”. Much as it would be nice to believe the properties would be close enough for parents to walk their children to school, in reality you know very few would do so. No matter what attempts Manor Road School (Golcar JIN) try, they can not resolve the dangerous parking situations on Manor Road and Bobbin Close. There have been some near misses, now, it is only a matter of time before something serious happens. Adding more traffic to the school runs can only worsen the Health and Safety issues.

Interestingly highlighted by a previous objection is the matter of the “Ransom Strip” - who has ownership of the entrance land as apparently this is a Ransom Strip? If this is not theirs to use then all the designs wouldn't work.

3. Queries on the Planning Application

- Item 10 states there are no trees and hedges - but despite a massive land clearance earlier in the year there are still a considerable number of trees and hedges so the application is incorrect and what about the trees they were required to retain last time?

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2017/93638&file_reference=661105

On the current plans there are less trees being retained and the main central tree that on the report that was classed as Category B, tree T25, now appears to be part of the area that is to be built on.

- Item 11 states there is no existing water course but there is a natural spring within the land that the developer has attempted to conceal by digging over the land but it is there and is very visible after all this rain and there are two existing culverts that run under our garden and exit into the development.
- **Impact statement** - Section 3 states that there is currently Outline Planning Permission - BUT there is not as this has lapsed
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2021/93621&file_reference=896303

4. Impact on existing properties

Speaking from a heritage point of view this application is within a Conservation Area and is adjacent to a Listed Building of significant size and the current design and layout will have a negative effect on the area and are not consistent with others in the Conservation Area and do not meet the stated requirement by the Council in granting outline planning permission for the development in that “the properties must be of a layout appearance scale and landscaping proposals that would maintain significance of the conservation area and that such details would be required to have regard to the character and appearance of the Conservation Area and to draw a reference to the Conservation Area Appraisal”;

- The buildings are not anywhere near close to the same overall style and design of the Conservation Area
- The vertical scale of the proposed dwellings is out of keeping with the other properties in the area
- Roof designs do not conform to the current established architecture within the area
- front and rear elevations are completely out of keeping
- The proposed designs are completely out of keeping with the current developments already mentioned that are in the proximity of this application and we suggest the council should ask the developers to make the design's more sympathetic and reflective of what has recently already been granted

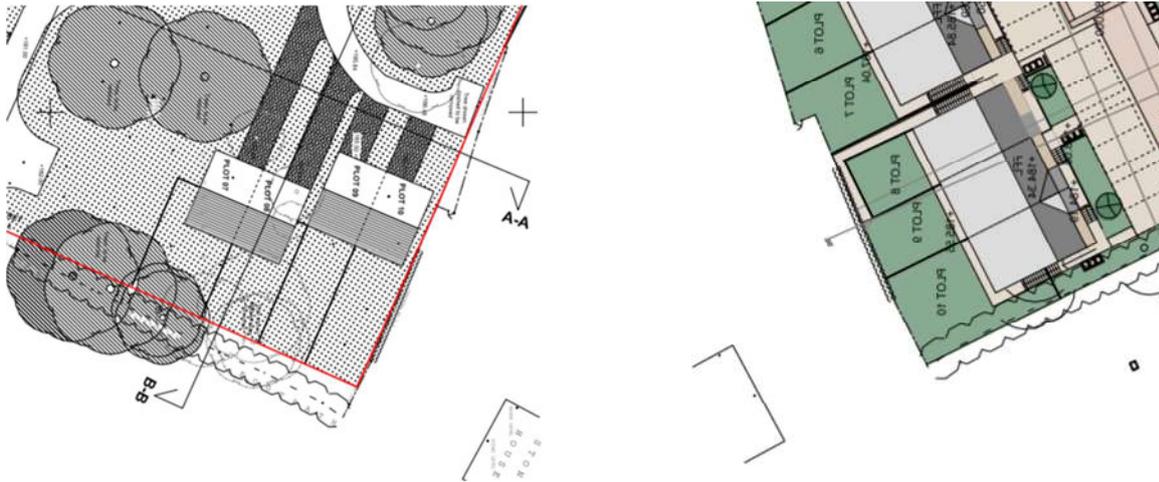
Speaking from our personal point of view in the previous plans the buildings were side on
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2017/93638&file_reference=675205 which would have had much less impact on the existing buildings in the area and make for a better integration of the new houses compared to the current submitted plans that have the rear of the buildings now facing our property (and significantly taller)

The new application incorporates up to 4 storey buildings on very substantial footings (Plots 6 - 10) which all contributes to having a severe impact on the current housing and a much greater loss of privacy.

It is also not specified if these buildings will be “no less than 21 metres is recommended between facing windows of habitable rooms” https://kirklees-consult.objective.co.uk/portal/pp/spds/house_extensions/house_extension_spd?pointId=s1598446798441 because it is our belief from rough measurements that the proposed buildings will be significantly closer than 21 metres to our current kitchen.

But even if they were further than 21m (which we strongly doubt) it will still be a huge impact and loss of privacy to have such large buildings overlooking existing properties because the plans are now “face to face” whereas before they weren't the proposals were for the new properties to be “side-on” hence mitigating the impact.

So if the houses could be reverted to the direction on the original plan (left image) and if Plots 9 & 10 could be located below Plots 7 & 8 then there would be no impact to the existing houses and no objections because they would be lower down the hill and not have an effect or be able to see into currently habitable rooms. Because as you can see from the right image which is the current application there is a significant impact on the current Listed Building sited within a Conservation Area.



5. Conservation Area

This new development sits within a Conservation Area which means there are always some extra planning controls and considerations when designing and applying for such a development. But these exist to protect the historic and architectural elements that already exist and were deemed important enough to warrant a Conservation Area status being granted. It is fair to say that the proposed designs are not sympathetic or characteristic to the existing properties within the Conservation Area. There are no current similar designs of these types of buildings and indeed the previous application was significantly more sympathetic (after the requirements that Kirklees placed on it for the type of building materials to be used) than this current one.

6. General Observations

- **Parking**
Visitor parking looks woefully inadequate meaning people will park outside houses or on Fulwood or around Small Lane etc
- **Biodiversity**
The outdated version of the bio diversity report refers to eight properties but now there are 10 so the impact will be even higher than the quoted -40.58% yet they are quoting -38.07%
And as Japanese Knotweed has been identified on the land how do we know this development will not increase the spread to local properties?
- <https://www.knotweedhelp.com/japanese-knotweed-law/growing-in-neighbours-garden/>
Old version: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2017/93638&file_reference=661105
New version: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2021/93621&file_reference=896301

So why was the below not carried out when they cleared the land?

It should be noted that due to the high levels of Indian balsam scattered across the site, combined with the dense coverage of overgrown scrub and tall ruderal herbs, a certain amount of scrub/tall ruderal herb removal will be required in order to facilitate the appropriate clearance of this invasive weed. It would also be necessary to carry out invasive weed clearance and a certain amount of scrub/tall ruderal herb clearance prior to any bat activity surveys being carried out. This is for the purpose of health and safety, in order to facilitate movement of surveyors around the site, and to prevent the further spread of invasive species.