

About the application

Application number: 2021/93621	
What is the application for?:	Erection of 12 dwellings and associated works (Within a Conservation Area)
Address of the site or building:	Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>The outline application (2017/60/93638/W) was for 10 residential dwellings and not 12 as on the latest proposals this is not acceptable. Also most of the consultation documents are based on the original proposal and thus not valid in relation to updated plans.</p> <p>Parking & Access Access via Hillcrest where existing infrastructure has already been placed would be more suitable as recommended by Kirklees Highways & for the following reasons:</p> <ol style="list-style-type: none">1. Clay Well/Small Lane operate as one lane in parts, more traffic is not acceptable. This is also applicable on Fullwood Drive where on street parking is fundamental to the residents but also would restrict access.2. As you go down Victoria Lane it is cobbled which is a fundamental character material Golcar but not suitable for more vehicle traffic.3. The Land owned by the owner is not fully adjacent to the existing road at Fullwood, the boundary slips down to the south meaning vehicle access would have to come down in front of no.20 Fullwood, on street parking here is common as such access unsuitable. <p>Materials & Character The unique character of Golcar is not taken into consideration:</p> <ol style="list-style-type: none">1. The gables with peaks on the front of plot 1-7 don't fit with the character of the conservation area and is not seen elsewhere.2. The site plans show concrete roof tiles which are out of character for the area, slate should be used instead especially because the houses sit into the hillside which forms a significant part of character area. Views from Wellhouse/Share Hill would be impacted if the wrong material is used and also the residents on Clay Well/Small Lane that sit above the site will be looking straight on to the roof tops	

that sit above the site will be looking straight on to the roof tops.

Landscape & Biodiversity

The habitats onsite (namely the wooded areas) make up part of the conservation area character of Golcar and have significant amenity value to local residents. It is unclear of the intentions of the developer regarding landscape & biodiversity as documents contradict one another.

1. No new trees as recommended by Kirklees are shown on the most recent proposals and the applicant has answered 'No' to the question 'Are there trees or hedges on the proposed development site:' on the application form. However 11 new street trees are shown on the old plan in the latest BIA?
2. The Arb Impact shows 20 trees lost, I believe a ratio of 3:1 is recommend so at least 60 quality new trees should be planted.
3. The Biodiversity Impact Assessment is based on the PEA undertaken in 2017 and thus a new PEA is needed to obtain an up to date Biodiversity Gain/loss measurement, it is also based on 8 dwellings. The BIA states a 0.45 loss of biodiversity units which is not acceptable in a climate crisis and in relation to Policy LP-24 of the Kirklees Local Plan "development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure".