

Address: Chapel Cottage, 636 Hunsworth Lane Bradford bd46py

About the application

Application number: 2021/93931	
What is the application for?:	Erection of single storey extension to front, detached garage to rear and format
Address of the site or building:	Whinfield, Bierley Marsh, East Bierley, BD4 6PL
Postcode:	BD4 6PY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
The boundaries outlined on the plan have been identified as incorrect with regard to the encroachment on common land and privately owned verges. Evidence of this has been provided with a detailed plan of the area in other comments. The plans appear to draw from later mapping and planning applications and are incorrect. The original documentation shows differing boundaries and is documented as being correct. I would ask that the proposer is requested to amend plans showing the correct boundaries and land detail before a decision is made on this application. I have no objections to either the extension or the garage proposals. I am concerned about another access point being opened up particularly as Whinfield already has a substantial exit/entry point being part of Whinfield Nurseries land. I believe this access point is being requested as part of a plan for future development on Bierley Marsh. I would ask whether the council are prepared to adopt Bierley Marsh in the event of granting this additional access point and that they address this point and notify residents in the event of planning being granted. This would mean the road would meet the criteria for adoption. I voice my concerns about the waste generated by this development. I would ask that the proposer be requested to detail his plans for refuse disposal. My concerns stem from issues previously when the Whinfield Nurseries land was cleared. The proposer illegally burnt vast amounts of refuse over the period of that summer - timber from the buildings, refuse, tyres, general waste etc. A bonfire was lit most days during the day resulting in significant discomfort and causing a nuisance with regard to toxic fumes. Several direct discussions and complaints to the proposer held no sway. The cost of disposing of the waste was cited as the reason for the bonfires. The resulting complaint will be on record with Kirklees Council's Environmental Health Department. They subsequently attended Whinfield and advised the proposer of the legalities of his actions and issued a warning to cease these activities. As this issue is on record with the council, I would ask that this comment is included in the information presented to the planning committee as evidence to the possibility of this issue arising again when building work commences. If possible an outline of the actions the proposer will take to dispose of his rubbish in an environmentally and neighbour friendly way would be beneficial to reassure, and to support any further actions if needed. One of our household has respiratory issues and	

support any further actions if needed. One of our household has respiratory issues and I am also aware of another neighbour who has similar ongoing health concerns that would be significantly impacted by these behaviours. I would site concerns about traffic around Bierley Marsh and the impact yet another exit/entry point. The area is used extensively by pedestrians and motor vehicles and another access point may increase the risk of collisions. Particularly during school opening and closing it is extremely difficult to use Bierley Marsh to access residences due to the increased number of illegally parked vehicles and pedestrians. As an unadopted road parking for the school should not occur. The council refuse to police this and it extends beyond appropriate parking. Road users regularly block the road, park over drives and on grassed areas of the common land. Surely another entry/exit point would compound this and create further hazards. Looking at the plans I would have concerns about visibility of a vehicle leaving this access point. Would an approaching vehicle be able to see this with enough time to take action to avoid any issue? I would also draw attention to the lighting on that stretch of Bierley Marsh and the issues with regard to pedestrian visibility that are also a current issue and would likely be exacerbated by an additional entry/exit. I would also suggest again, as has been mentioned in other comments, that developers are trying to set a precedence for future development on Bierley Marsh both on the Whinfield Nurseries site and other areas. I believe this is part of the reason why a new access point is being sought by the current proposer. I am not against sympathetic development of Bierley Marsh, progress dictates change. I am concerned that by granting this additional entry/exit the council will be setting a precedence which improves the likelihood of success for future planning applications. I am concerned about vehicles accessing the building site from the entry point at the bottom of Bierley Marsh directly to the right of my property. There is limited road width at this point and a protected tree has branches that currently overhang. A high sided vehicle would not be able to pass this point without impacting on this tree and possibly causing damage. Similarly any vehicle with additional width would also be at risk of causing damage. The tree is old but currently stable, this would be a significant hazard if it was to suffer any impact. There are plans to apply for an order for pruning after my recent consultation with the council (planning and conservation depts) but due to covid restrictions and increased workload of the conservation department, I have been unable to gain further advice with regard to this matter thusfar. It is noted that high sided delivery vehicles currently accessing a development on Bierley Marsh currently use the path to obtain sufficient room and have on several occasions impacted with this tree. The pavement is used by these vehicles to the left of my driveway opposite the passing place if cars are parked in the recess. I would request that the proposer be asked to use the other entrance to Bierley Marsh for any vehicles of this kind due to this hazard. I would ask that all works/deliveries be carried out during suitable hours as this is a relatively quiet area and this be outlined by the proposer before work is commenced.