

About the application

Application number: 2022/91497	
What is the application for?:	Erection of dwelling
Address of the site or building:	Land at, Golcar Brow Road/Badger Close, Meltham, Holmfirth, HD9 5LB
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

We have a number of concerns about the proposal:

Road Safety.

We are concerned about road safety at the junction of Badger Gate and Golcar Brow Rd.

We are aware that Badger Gate is well used by pedestrians including children who also play at the junction.

The pavement on the south side of Golcar Brow Rd is the only one (there isn't one on the north side) and is well used by people accessing the housing further up Golcar Brow Rd, and along with Badger Gate itself by parents and children accessing Meltham Moor Primary School.

Has the visibility been proven for various vehicles entering and leaving the site in both forward and reverse motion? - there does not appear to be space for turning within the site.

Existing Site Drains and Culverts.

We are concerned that the proposal will destroy the existing site drains and culverts which has the potential to cause flooding both above and below the site.

The only previous structures on the site have been lightweight sheds, whereas the proposed dwelling will require foundations and its own foul and surface water drainage.

We would expect a thorough site investigation with carefully hand-dug trial pits to establish both the location of drains and culverts and the bearing capacity in order to establish:

- suitable construction techniques, e.g lintels to bridge existing drains,
- exclusion of mechanical plant during construction,
- a watching brief by the Flood Risk Officer when foundations are being dug.

Visual Amenity/Street Scene.

The drawings state that the level of the ground floor is to be confirmed on site; does this mean that the height of the eaves and roof ridge in relation to the height of the eaves and roof ridge of number 4 Golcar Brow Rd will not be known until the building is complete?

In order to be able to properly assess the impact of the proposal on the street scene of the south side of Golcar Brow Rd should this not be known before any decision is reached?