

Address: 111 Quaker Lane Liversedge WF15 8DF

About the application

Application number: 2022/91730	
What is the application for?:	Demolition of former dairy/snooker centre/storage and erection of 9 light indust
Address of the site or building:	Land Adjacent, 60, Northgate, Cleckheaton, BD19 3NB
Postcode:	BD19 5LT

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	No

This submission is made on behalf of Spen Valley Civic Society. We submitted an objection to the application 2020/91747 but can find no trace of it on the KMC planning documentation available on line.

We note that the application was refused by KMC planning committee, and dismissed on appeal. We continue to have reservations about the proposal to construct industrial units on this site and feel that a great opportunity is being missed, as the site could be developed as a housing option for older people and those with mobility difficulties, given the closeness to the town centre and all its facilities. It would provide a boost to town centre trade and bring much needed residential opportunities and life back in to the town.

As mentioned by us before, originally the applicant had intended to develop the site to include housing (and we know he has the ability to do this, from his developments in other areas - which are of excellent design and build). Unfortunately the applicant was discouraged from this undertaking by completely inappropriate and unsubstantiated advice from police crime prevention. There was never any evidence that houses on this site were at increased risk from an unspecified source (which we believe was the nearby bail hostel). Never the less, it had the effect of derailing any housing application.

We have previously urged KMC to engage in discussion with the applicant and positively discuss the possibilities of developing the site for sheltered housing - something the community needs in such a edge of town centre position, rather than industrial units which are inappropriate for the setting. We are not aware of any such discussions having taken place, which is a great shame.

We note that Highways have now expressed concerns about the suitability of the site for its proposed use, and those of use with close knowledge of the area share those concerns. Scott Lane is narrow and unsuited as an entrance for larger vehicles on to the site, and the junction of Scott Lane and the main A638 has very poor sight lines, and locally regarded as a dangerous junction.

Even at this late stage, is it not possible for the applicant and the Local Authority to sit down together and plan something that is needed and beneficial to the community, rather than something which is inappropriate for this setting, located so close to the town centre. How many other authorities would consider putting tin sheds within touching distance of the town hall.