

About the application

Application number: 2022/92406	
What is the application for?:	Erection of 10 affordable dwellings, with access from Chapelgate and associated
Address of the site or building:	Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX
Postcode:	HD9 3BW

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Due to the limitations of the submission form, I have divided my comments into 2 parts. Part 1 of a 2 part objection. Let me start by saying that I apologise for the rushed nature of this objection, the window of opportunity to read, digest and cross reference the changes to this application has been incredibly short, given the sheer volume of materials submitted. Size of the site. It has been stated that the quarry site covers an area of approximately 0.37 hectares. This figure is wrong, it has obviously been derived from the figure given on the OS maps, however that figure includes the smaller portion of my field adjoining the site, and the area taken up by the existing garage on the other side. Using this wrong figure has ramifications, for example regarding the tree density amongst other things. Proximity of water catchment. It has been stated that there is only one within the immediate area, "The white well" well it's Wells plural actually, the area is called Whitewells because there are many Wells (springs) there, and white as a synonym for pure, in other words clean water. Again, map reading skills seem to have let them down, because the trough on Dean Bridge Lane is clearly marked, which is very close, and fed from a spring in the field above it. Then there's the spring in my field (which they were informed about, prior to the planning application) all these springs lay on a line with the quarry site, which also contains at least one spring. The geology is that this line is where the aquifer raises to the surface, and this is where they want to place a sewerage collection tank, to then pump the human waste up to the public sewer. These springs (save for the one in the quarry) are all used for drinking water. Contamination is a real concern. Also marked on the OS map is a well on the fields of the smallholding the opposite side of Dean Bridge lane to the quarry. I suspect that some older houses nearby may too have spring water supplies. Drainage. They propose to lay land drains, and feed these into the existing drain on Dean Bridge lane. This drain cannot cope with additional water, it cannot even cope	

Dean Bridge lane. This drain cannot cope with additional water, it cannot even cope with the water it receives at present, regularly backing up at times of heavy rainfall. The quarry site, with its spring(s) is something of a wetland habitat, draining such habitats should be discouraged.

A change that they have made which stands out to me personally, is that instead of having a fence situated on their site, they now propose to carry out works to the existing dry stone wall, well that wall is my property, it is on my land, not the quarry site, and they do not have permission to interfere in any way with it. This change to the plans is apparently to mitigate concerns raised by Kirklees Council regarding elements which will be "to the detriment of openness". I hardly think that a minor change such as this is going to offset the detriment caused by two socking great housing blocks! I also notice that they propose to plant new specimen trees of species which will grow very large, in the gardens of block B. These appear to be situated very close to my boundary wall, which means that they will inevitably encroach under and over my land. Whilst I am generally in favour of tree planting, consideration needs to be given to allowing sufficient space for them to mature, and how they might impact on neighbouring land owners.

The chippings. A name for the site which I do not recognise other than from the applicant and the land title holder. They make much of these dumped materials in order to denigrate the site. The fact that a land title holder has allowed dumped materials to remain, rather than clearing them, as I believe the law requires, should not act in their favour, quite the opposite.

Agricultural Access.

My land has enjoyed full unrestricted access across the whole quarry site, and onto both Chapelgate and Dean Bridge lane, for well over a century, at least as far back as the OS maps go.

At present and historically my fields access across the quarry site has allowed for an almost completely open choice of where to enter or exit the quarry site to the public highway, pretty much the only restrictions being the fairly recent undergrowth, and the ever shifting piles of gravel, which are frequently repositioned by children making bmx tracks and the like.

The proposed restriction to my lands access is unacceptable, even if it were lawful to restrict my fields access in this way (and I do not believe that it is), it's worth noting that the highways assessments were carried out prior to the inclusion of this access route in the designs (at a point when access was shown as a ridiculous set of steps), obviously these assessments need to be redone as they are no longer valid.

It appears to me that visibility would be poor in both directions, and that turning into, or out of this route from the Hepworth direction would be virtually impossible.

It's also worth pointing out that these steps are still misleadingly shown in many of the drawings and artists impressions submitted for planning approval, rather than the vehicular access in the current design, giving the impression of larger open spaces.

Public access.

I note that an application has been made to register a public footpath across the site, whilst I welcome this, it does not go far enough in terms of recognising the public

access rights which exist across the site. Generations of local residents, myself included have used this site for various recreational activities, including but not limited to dog walking, and children using it for, what I believe in the modern parlance is called unstructured play. Building dens, riding bikes, general mucking about. I used the quarry in this way as a child, and children continue to use it in this way. People do not simply walk across it from A to B, they walk around it and explore.

Continued in additional document.