

**From:** [Carole Wadsworth](#)  
**To:** [DCAdmin](#)  
**Subject:** Denby Dale Parish Council Planning Comments  
**Date:** 31 August 2022 10:33:48

**Plans Scrutiny Committee comments from 30 August 2022**

2022/62/92267/E	1, North Lane Court, Emley, Huddersfield, HD8 9TNDemolition of single storey rear extension and side garage and erection of single storey side extension and replacement of existing window with front door	No objections
2022/65/92399/E	Gilthwaites Farm, Gilthwaites Lane, Denby Dale, Huddersfield, HD8 8SGListed Building Consent for repairs to roof timbers, renew brick chimney stack and replace in stone	No objections
2022/62/92474/E	60, The Crofts, Emley, Huddersfield, HD8 9RUDemolition of garage and erection of detached garage, single storey and part first floor front and first floor side extensions, patio to front and external alterations	No objections
2022/62/92519/E	2, Old School Court, Denby Dale, Huddersfield, HD8 8GHErection of single storey rear extension	<p>Objections due to: The proposals submitted make no mention of drainage and do not show the existing culvert (which has overflowed, and flooded the Library car park, on several occasions). In the original application to build these houses, the Flooding Authority comments required that there was no building or earthworks within 3 metres of any culvert and access should be available, if required, to the culvert at any time. Hence it had to be diverted away from the buildings. councillors object on the grounds that this build will compound the problems with the diverted culvert and undermine the mitigation measures in place.</p> <p>the team have looked at the original application decisions and as built plans. The responsibility and risk for all drains within the site including this culvert are shared equally between the 7 house owners. The culvert carries both foul and surface water and should have been inspected monthly during the first year to check that it was working well, and should be checked again after heavy storms or if problems appear. To our knowledge these inspections have not taken place.</p> <p>The access to the culvert appears to be blocked with a large piece of concrete on the land behind the Library. No idea whose responsibility this should be.</p> <p>Therefore the plans scrutiny team object on the grounds that a renewed flood risk assessment should be a condition, and access to the culvert ensured.</p>
		<p>Councillors wish to object to this as follows:</p> <p>The application itself contains some errors of fact.</p> <ul style="list-style-type: none"> <li>Assessment of flood risk: will the proposal increase the risk of flooding elsewhere. This has been answered 'no' but it is believed to be a clear 'yes'. There are springs marked to the north of the site, which drain down the hill. There is also an area into which these springs empty, where water is held, so that it seeps down the hill rather than rushes. There are sinks marked adjacent to the site.</li> </ul>

- There is a beck that runs in the valley at the back of the houses on Leak Hall Lane, so the claim that 'there is no watercourse near the site' is false.
  - Biodiversity and geological conservation. The applicant claims no knowledge of animal life, but it currently includes birds (including owls), bats, common toads and insects.
  - The applicant claims no industrial or commercial processes or machinery whereas the 'remediation plan' includes an open cast coal mine using various huge excavators as the developer's site investigation 'has revealed several challenges including shafts, voids and seams.' This plan (effectively an open cast mine) includes a 'coal processing area' next to the public footpath and in close proximity to homes and a 'temporary overburden heap' right next to the footpath and at the top of the valley from which the springs feed the beck. Runoff is thus bound to enter the water system and contaminate it. It must be asked why this area of wet land at the head of a watercourse is considered suitable for such a spoil heap. In addition to these factual errors:
    - Harland Resources (the mining operation) state that they are aware of the TPO relating to the tree in the development and a protection zone will be established throughout these works. The tree survey says that developers have already damaged many trees with machinery or by depositing debris on them. A length of hedgerow has also been recently destroyed by heavy machinery.
    - The air quality assessment and environmental impact statements make no mention of the proposed open cast mine and its deleterious effects.
    - The area to the north of the site is a possible deserted medieval settlement (West Yorkshire Historic Environment Record MWY2516) (see report from Archaeological Advisory Service). It is reported that earthwork remains of possible house platforms were observed here. This location along with a wider area around Leak Hall is a Class III Area of Archaeological Importance and a non-designated heritage asset. Evidence of medieval rural settlement is rare in the county in general and any remains of this date encountered would be of up to regional importance. The Archaeological Advisory Service recommends that, in accordance with appropriate policies, the developer be required to provide the Planning Authority with an archaeological evaluation, based on appropriate analytical methods, of the full archaeological implications of the proposed development. It recommends that this evaluation should be carried out prior to the determination of this application as required by the NPPF.
    - Paragraph 111 of the NPPF states that "Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." It is believed this to be the case.
    - The Transport Assessment begins from the false premise that Cumberworth Lane is 'lightly trafficked' (3.2.1 TA Report). There is a weekday average of 167 traffic movements one way and 189 the other per hour at peak times (i.e. around 6 per minute) (see their own data); hardly 'light'. Their own speed summary has over a third of weekday traffic movements exceeding the speed limit on average in one direction (northwest) and over half exceeding the speed limit in the other direction (southeast).
    - The TA assumes 'minimal impact' on the wider road network. It is estimated 47 households each with at least one car, many with two (they are mostly 4 bedroomed properties). At an average 1.5 cars per household that is a likely increase in traffic on this blind bend of approximately 150 cars per day (assuming just one return journey for each vehicle). In addition, it is proposed, whilst the mining takes place, to have 18 coal wagon movements per day plus other associated machinery.
- The Planning Committee therefore objects on the grounds of:

2022/62/91911/E	land at, Cliff Hill, Denby Dale, Huddersfield, HD8 Proposed residential development consisting of 47 new dwellings with associated highways and landscaping	<ul style="list-style-type: none"> <li>• Errors in the application, particularly in relation to watercourses.</li> <li>• Damage to biodiversity and protected species such as bats.</li> <li>• Work required by the Archaeological Advisory Service.</li> <li>• Inappropriate housing for this area. Four bedroom 'executive' type homes are not needed for young couples or older people wishing to downsize in the village. It can only lead to an increase in commuter traffic. The density of the housing is also high.</li> <li>• None of the housing could be considered 'affordable'.</li> <li>• The 'remediation' strategy, required to make a site which 'has revealed several challenges including shafts, voids and seams' usable, is essentially an unregulated open cast coal mine, whose workings will interfere with wildlife, watercourses and archaeological evidence.</li> <li>• The transport assessment is based on the false premise that Cumberworth Lane is 'lightly trafficked.'</li> <li>• In addition, there is no mention of S106 (or whatever it is now). Do developers no longer have to even pretend to mitigate their destruction by providing local services/support?</li> </ul>
2022/62/92541/E	82, Cumberworth Road, Skelmanthorpe, Huddersfield, HD8 9A Erection of dormer extensions to front and rear and alterations	No objections
2022/62/92496/E	37, Smithy Lane, Skelmanthorpe, Huddersfield, HD8 9D Erection of single storey rear extension and rear dormer	No objections however there were concerns about the over development of the site
2022/62/92510/E	20, Beechfield Avenue, Skelmanthorpe, Huddersfield, HD8 9B Erection of a single storey rear extension	No objections
2022/62/92710/E	Oakcliffe, 158, Barnsley Road, Denby Dale, Huddersfield, HD8 8Q Erection of rear dormer and alterations to roof	No objections
2022/62/92633/E	Land off, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8X Demolition of store and stable block and erection of one dwelling	No objections
2022/CL/92701/E	8, Viking Avenue, Emley, Huddersfield, HD8 9S Certificate of lawfulness for proposed single storey rear extension	No objections
2022/CL/92611/E	101, Baildon Way, Skelmanthorpe, Huddersfield, HD8 9G Certificate of lawfulness for proposed erection of single storey rear extension	No objections
2022/62/92366/E	12B, Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DA Erection of side carport and two storey side extension with rear balcony	No objections
2022/62/92486/E	7, Greenacre Drive, Upper Denby, Huddersfield, HD8 8U Erection of single storey rear and side extensions, alterations to front windows, installation of side windows and front boundary wall and electric gate	No objections

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