

From: [Cllr Tim Bamford](#)
To: [RichardA Gilbert](#)
Subject: Re: 2022/91911 - Planning Consultation
Date: 08 January 2023 18:35:57

Hello Richard

Happy New Year, I hope you are well.

My earlier comments on this development still stand but I have the following concerns. I think the revised plan should have been put out for public consultation again as do many residents.

I am pleased that the attenuation pond is now a tank but held back by a retaining wall? There will be a lot of weight in the tank when full.

I have concerns about the amount of retaining walls on the site and their subsequent maintenance. I can't comment any further as there is very little detail on these.

The remediation is also very thin on detail. It is basically an opportunistic opencast mine, going well beyond site remediation for profit and, in my opinion, quite unsafe.

Looking at the statutory consultee responses I'm not sure that they are aware of the implications of the remediation strategy. Has this been drawn to their attention?

I haven't had any explanation yet why the site access is on Cumberworth Lane and not Leak Hall Lane as agreed when this site was approved for the Local Plan.

This site should be recommended for refusal for this issue alone.

Best regards

Tim Bamford

Denby Dale Ward Councillor

Sent from [Outlook for iOS](#)

From: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>
Sent: Thursday, November 3, 2022 12:24:27 PM
To: Highways DevelopmentControl <Highways.DevelopmentControl@kirklees.gov.uk>
Cc: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>
Subject: FW: 2022/91911 - Planning Consultation

Dear Highways DM,

Please be aware of the comments provided by Cllr Bamford below relating to access being originally proposed at Local Plan allocation stage via Leak Hall Crescent, not Cumberworth Lane. Please investigate this when conducting your review of the application.

Kind regards,

Richard Gilbert
Senior Planning Officer

Planning and Development Service

Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484 221000 (Shortcode: 72699)
Mob: 07929037622
Website: www.kirklees.gov.uk

From: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>
Sent: 09 September 2022 16:43
To: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>
Subject: Re: 2022/91911 - Planning Consultation

Good afternoon Richard

I wish to comment on this application as follows.

For background, I used to work in the opencast coal industry.

The remediation strategy is a little thin in detail for, what amounts to, an opencast coal mine. This is contrary to para 217 of the NPPF.

The site has three redundant mine shafts on it and at least one spring.

It is a 'High Risk Geotechnical Area' full of voids, gas and mine entry points.

The remediation statement has no temporary drainage plan and, given the problems mentioned earlier this should be a major worry. When opened up to its maximum depth, if we have a prolonged bout of wet weather, the result could have serious consequences. Water, which will be mixed with contaminated water from the old workings will have to be pumped from the excavation and be settled and treated before being drained off site.

The coal will also be processed on site ie crushed and screened to meet power station requirements leading to noise and dust. This is unacceptable.

The spoil heaps are also a worry, destabilising wet weather could lead to a slip of the heaps. When the spoil is put back and compacted the vibration could lead to damage to adjacent properties.

This will also affect the springs, which have already flooded houses on Wakefield Road due to Eastwood homes grouting their site, adjacent to this site, before building. This has diverted the spring into these properties.

The price of coal has risen dramatically recently which would make this remediation strategy very attractive to the developer.

I am not happy about the proposal to use Cumberworth Lane as the access to site.

This access is on a pinch point on the road, which is narrow, if a bus comes along it is a struggle to pass it.

A loaded truck coming downhill in the wet would struggle to stop for someone exiting site unexpectedly due to poor sight lines. Trucks will not be able to access site without mounting the opposite pavement, which is obviously unsafe.

I would also like to mention that the Local Plan Inspector accepted this site into the local plan on the assumption that Leak Hall Lane was to be the access point. Why then is the suggested access on Cumberworth Lane which was deemed to be unsuitable?

I have many concerns about this site but these are the most serious ones.

The site originally came forward as around 70 fully affordable houses. What happened to this proposal?

In summary, given the challenging issues with drainage and highways, I think this site cannot be developed safely

I may add more comments later.

Best regards

Cllr Tim Bamford

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From: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>

Sent: Monday, August 15, 2022 1:57:40 PM

To: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>

Subject: Re: 2022/91911 - Planning Consultation

Thank you Richard

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From: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>

Sent: Monday, August 15, 2022 12:38:24 PM

To: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>

Cc: Patricia Hepworth <Patricia.Hepworth@kirklees.gov.uk>

Subject: RE: 2022/91911 - Planning Consultation

Afternoon Cllr Bamford,

The statutory publicity is required to be issued in the form of a press advert within the Huddersfield Examiner on Friday 19th August. This will extend the publicity date to the 12th September inclusive of an extra day to make up for the bank holiday. I have updated the website to reflect this.

Kind regards

Richard Gilbert
Senior Planning Officer

Planning and Development Service
Growth & Regeneration
PO Box 1720, Huddersfield, HD1 9EL
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From: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>
Sent: 15 August 2022 11:44
To: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>
Subject: Re: 2022/91911 - Planning Consultation

Good morning, Richard.

Residents are complaining that there isn't a lot of time to correspond on this application and a lot of residents are on holiday.

Could we possibly have an extension to the response period?

I have quite a few concerns around the site and haven't read all the documents yet and would like a little longer to collate my response to the application.

Best regards

Cllr Tim Bamford

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From: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>
Sent: Wednesday, August 3, 2022 5:45:30 PM
To: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>
Subject: Re: 2022/91911 - Planning Consultation

Thank you!

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From: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>
Sent: Wednesday, August 3, 2022 5:45:04 PM
To: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>
Subject: RE: 2022/91911 - Planning Consultation

Evening Cllr Bamford,

This has been changed now. Thank you for drawing it to my attention.

Kind regards

Richard Gilbert
Senior Planning Officer

Planning and Development Service
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From: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>
Sent: 03 August 2022 17:43
To: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>
Subject: Re: 2022/91911 - Planning Consultation

Hello Richard

The planning notice is saying the public consultation date has past. Can this be amended please?

Best regards

Cllr Tim Bamford

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From: RichardA Gilbert <RichardA.Gilbert@kirklees.gov.uk>
Sent: Wednesday, August 3, 2022 5:26:43 PM
To: Cllr Tim Bamford <CllrTim.Bamford@kirklees.gov.uk>; Cllr Will Simpson <CllrWill.Simpson@kirklees.gov.uk>; Cllr Michael Watson <Michael.Watson@kirklees.gov.uk>
Subject: 2022/91911 - Planning Consultation

Dear Denby Dale Ward Members,

Please be aware that a planning application - 2022/91911 for the Proposed residential development consisting of 47 new dwellings with associated highways and landscaping works at land at, Cliff Hill, Denby Dale, Huddersfield, HD8 has been submitted and is subject to review by the Local Planning Authority. Please provide a response by the 26th August 2022.

The application documents can be viewed [here](#).

The issuing of consultations and neighbour letters has been conducted today. A site notice and press advert will also be issued to publicise the application.

Kind regards

Richard Gilbert
Senior Planning Officer

Planning & Building Control,
Growth and Regeneration
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