

About the application

Application number: 2023/90444	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	Land adj, Fern Bank, Far End Lane, Honley, Holmfirth, HD9 6NS
Postcode:	HD9 6RP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Almost all of my objections from 'last time' (!) still apply, which I made in 2022 in relation to application 2022/91069. Please can the planning officers have regard to the content of the significant number of objections (20 or so) raised by affected residents in 2022, as they are all still applicable! This is because the detail of the plans and construction proposed have not materially changed!</p> <p>1. Health and safety / traffic issue - This has 3 aspects. We don't think the applicants have thought this through, nor have they taken on board the conditions from the Outline PP or reflected on their withdrawn 2022 application. (1) When cars go into and out of the proposed driveway there will be a significant risk of a vehicle crash. Vehicles travel at speed along this stretch of Far End Lane in both directions and it is a blind bend in the direction of Southgate / Honley due to the position of the outbuilding at 39 Fern Bank. Vehicles turning right out of the proposed driveway towards Honley village will have to 'fully commit' to their right turn and drive out into the middle of the road, making them vulnerable to a side on smash from vehicles travelling from Honley. I expect there will be a few 'close calls' and then a serious accident. (2) The designs do not show any pavement, which is vital for safety and pedestrians and which was a condition of the OPP. Many children use this stretch of Far End Lane. (3) Vehicles travelling from the Far Banks end to their homes on Field End Lane have to swing wide on to the RHS of the road in order to complete a left turn. This will clash with the usage of the proposed property's driveway and vehicles travelling back and forth along Far End Lane.</p> <p>2. Construction traffic. An ambitious build such as this is going to need a significant lay down area for construction traffic, plant and materials. We cannot see where this will be sited, and it is not realistic, practical or safe to use Far End Lane itself. If it is used, this will exacerbate the above road safety issues. Due to the piling aspects of this build, we expect heavy plant and perhaps cranes will be required and we don't see where they can sensibly access the site. Nor is Field End Lane an option – this is a private road which residents park on, it is owned by the residents of Field End Lane and wide access is required for the milk tanker which visits the farm daily and other vehicles.</p>	

3. Existing Use. The existing use of the site is said to be 'overgrown wasteland' in the planning application. This is absolutely not correct. This was a vibrant area of garden with mature trees and shrubs which have been cut down in 2 bursts in the last few years by the current and former owners, and done so in such a way as to outwit other residents seeking to put in place tree preservation orders. We understand that the area remains of local environmental interest and a survey should be carried out before any works commence. This is also a bat and owl habitat and this needs to be protected.

4. Retaining wall - the designs seem to require significant use of stilts and piling to construct the building on what is a very steep bank. Part of this area features a number of retaining walls which protect the main road (Woodhead Road) below and Far End Lane above. I am worried, however, that Farhad Khatibi, from the KMC Structures section has relaxed his view from last time. It is also worth noting that the designs proposed by the applicant are clearly very ambitious in their obvious need for stilts / piling / construction on a steep slope with very limited access for such work. We are concerned that no shortcuts must be taken here – or there are significant risks of landslip, during construction or after, leading to spill on to Woodhead Road – danger / cost / risk for all cost / risk for all.

5. Outline planning conditions - there are 2 conditions which still do not appear to be satisfied by the application. These are the conditions around (1) the need for a footpath, (2) central access with sightlines.

6. Lack of notification lastly I don't believe the neighbouring and impacted properties have been properly notified of this application. I have not received a letter through the post, nor have I received an online alert email despite my having such a facility set up on the KMC website (I get other notifications for proposed works in the near vicinity).