

Address: 9 MINOR AVENUE MACCLESFIELD SK11 0LQ

### About the application

Application number: 2023/90668	
What is the application for?:	Erection of B2/B8 Industrial Unit and associated works
Address of the site or building:	Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Postcode:	

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Objection to Planning Application 2023/90668	
<p>I have visited friends for over 25 years at Wood Nook Farm, 26 Wakefield Road, Grange Moor, WF4 4DS. This property directly borders the land of the application.</p> <p>The land in question is and has been the subject of several enforcement notices. This application places emphasis for approval on the tidying up of the current stain on the green belt landscape which they consider "will be of benefit to all concerned especially the small number of houses in close proximity to the site"</p> <p>Removal of one eyesore by the creation of another is hardly a solution! The real solution would be for Kirklees Council to actually enforce the clearance of this site.</p> <p>The proposal for the site will remove all natural drainage. The hard standing created on such a huge scale will create excess surface water. The proposed pond/lake will also then be susceptible to flooding which in turn will create issues for those properties around Flockton Beck!</p> <p>Suggested Drainage Conditions:DR01, DR07,DR10, DR20 State development should not commence before relevant schemes are submitted and granted</p> <p>There are protected species around this site and no protected species surveys have been undertaken</p> <p>There is no existing mains sewerage at the site.</p> <p>The site of the existing wind turbine and its proposed replacement are totally inappropriate.</p> <p>When a previous application for this land was called in on appeal, Mr Crowther, acting on behalf of the Secretary of State for the environment warned the council of the following</p>	

following

“There is clearly a danger that sites may be allowed to deteriorate, or have unauthorised activities introduced onto them, in order for their owner to have a lever for obtaining permission for more profitable development” which is exactly what is going to happen!

Environmental Health – Pollution and Noise control

The proposed development would hugely affect this community by

Its nature

Immediate proximity to dwellings

Noise and emissions of HGV's

Location of loading bays and exit route

Increase of 293 car parking spaces

In an earlier report The traffic commissioner would not allow HGV's in the enforcement area..

If it was not allowed then, it should not be allowed now!

Noise

The applicant has submitted a Noise Impact Assessment (NIA) which has overlooked the terrace of houses at 44–62 Wakefield Road, a distance of approximately 35m to the site boundary and 26 Wood Nook Farm, yet this property literally sits on the boundary of the application and will be the one most affected

The development of a highly visible, 18metre tall, three storey building would be highly visible on the skyline and would be incompatible with the rural character of the area and does not take the form of natural infill or rounding to the existing settlement of Grange Moor.

Loss of amenity

Because of the large scale of the development and proximity, the development would harm residential amenities by its sheer presence, blocking out of natural light, causing noise, vibration, dust and fumes from the traffic it will create.