About the application

Application number: 2023/91300	
What is the application for?:	Redevelopment, consisting of the alteration, extension, and part demolition of G
Address of the site or building:	Newsome Mills, Hart Street, Newsome, Huddersfield, HD4 6JF
Postcode:	WF13 1AX

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Planning Application Application number
2023/62/91300/W
Description / Development
Redevelopment, consisting of the alteration, extension, and part demolition of Grade II listed Newsome Mills complex to host 45 apartments and erection of 33 dwellings, with associated works (Listed Building)
Point 1: EV Charging Points
In a concerning oversight, none of the residential houses currently feature EV charging points outside the property, which runs contrary to the prevailing policy promoting electric vehicle usage. This omission must be rectified to align with current standards and facilitate sustainable transportation options.
Point 2: Waste Bin Locations
The current plan does not adequately address the practicality of waste bin collection for some of the residential houses. A clear and well-thought-out strategy must be demonstrated, highlighting designated bin collection zones within the site plan. This approach ensures efficient waste management and promotes an organized living environment.
Point 3: Reduced Number of Parking Spaces
The provision of off-road parking for new housing developments is a key requirement in Kirklees, typically necessitating a minimum of two parking spaces. Unfortunately, the proposed houses fall short of meeting this standard, with an approximate parking ratio of 0.5 spaces per dwelling. This deficiency will inevitably burden residents who will be forced to seek parking alternatives in the surrounding streets. This not only poses inconveniences to the residents but also impacts local businesses as consumers struggle to find parking spaces near shops and establishments. It is crucial to address this issue to ensure a harmonious living environment and support local economic activity.
Point 4: Housing Excessive Density
Regrettably, the proposal shows a lack of consideration for essential aspects such as parking, front gardens, and rear gardens. The recommended garden sizes in Kirklees, which typically measure around 13 meters, have been disregarded in favor of significantly smaller dimensions. This departure from the established standard

significantly smaller dimensions. This departure from the established standard contradicts the principles outlined in the National Planning Policy Framework (NPPF) regarding the health and well-being of residents. The cramped arrangement of the three rows of housing blocks further compounds the issue, neglecting the need for adequate front and rear garden spaces. Instead, communal garden areas are being introduced in front of the dwellings, ostensibly to fulfill biodiversity net gain requirements. However, this approach comes at the expense of parking provisions and garden sizes, failing to strike a harmonious balance.

Point 5: Fire
A critical omission in the proposal is the absence of a fire statement that assesses the design of the apartments. It is essential to consider how the fire services will effectively navigate the middle plots in the event of a fire, particularly given the limited road access surrounding the housing. A comprehensive analysis addressing fire safety measures must be provided to ensure the well-being and protection of the residents.
Point 6: Police
To ensure the safety and security of the proposed development, it is imperative to submit a Boundary treatment drawing that demonstrates to the police department the absence of potential crime hotspots. Furthermore, conducting a comprehensive Crime Impact Statement would be advisable to mitigate any potential issues and safeguard the well-being of future residents.
Conclusion:
Considering the impact on neighboring properties and the loss of privacy to Naomi Street, Chestnut Close, and Hart Street dwellings, it is prudent to reconsider the height of the Mill building. While we acknowledge that the existing mill was historically tall, it is essential to adapt to the changing times and ensure the preservation of privacy for all residents involved. Furthermore, it is crucial to inform residents about the products being used on the Mill to assess any potential effects.
A potential design solution could involve setting the apartment building further back and utilizing the existing stone wall as a boundary wall for a car park located behind it. This approach would address privacy concerns while also providing necessary parking facilities.
Resolving the car parking issue is of utmost importance, as it will impact both existing and proposed residents. Adhering to Kirklees framework guidelines, it is imperative to incorporate provisions for future access to EV charging points, considering the increasing prevalence of electric vehicles. By implementing these measures, we can ensure a harmonious and sustainable development that benefits all stakeholders involved.