

About the application

Application number: 2023/91768	
What is the application for?:	Erection of 2 dwellings
Address of the site or building:	land off, Netherley Drive, Marsden, Huddersfield, HD7 6HL
Postcode:	HD7 6NN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Dear Sir/Madam,</p> <p>We are writing to object to planning application 2023/62/91768/W, Land off, Netherley Drive, Marsden, Huddersfield, HD7 6HL</p> <p>The reasons for our objections are:</p> <ol style="list-style-type: none">1. The site is in the Green Belt. Once again, no special circumstances have been demonstrated to allow development in the Green Belt.2. The site is not Green Belt infill in a built-up frontage, but is an open field with affinity with the Green Belt. <p>The planning application makes several references in the attached plans to the two “new houses” above the proposal. One of these is an outbuilding conversion. It is important to take into account that the planning permission for one of these so called “new houses”, Netherley Cottage 2020/62/93371/W, clearly stipulates that the curtilage shall be limited to “...protect the openness of the Green Belt from disproportionate additions (cumulatively)...” and to “...ensure that there is no future detrimental encroachment into the Green Belt...” (excerpts provided below). We agree with this approach, including taking into account the cumulative impact of development on the Green Belt. We believe that the same approach should be taken to the proposed development of the land behind Netherley Drive, which is on Green Belt land. The planning application should be refused to protect the openness, character and visual amenity of the Green Belt and to accord with Policies LP24 and LP57 of the Kirklees Local Plan and the aims of Chapter 13 of the National Planning Policy Framework.</p> <p>Excerpts from the approval of Planning Application 2020/62/93371/W Netherley Cottage, Old Mount Road, Marsden, Huddersfield, HD7 6NN - Erection of extensions and alterations to convert outbuilding to dwelling: “Nonetheless, given the above, it is considered necessary to remove permitted development rights at the site in order to comply with Policy LP57 of the KLP and the aims of Chapter 13 of the NPPF. This would protect the openness of the Green Belt</p>	

aims of Chapter 13 of the NPPF. This would protect the openness of the Green Belt from disproportionate additions (cumulatively). A condition detailing the domestic curtilage of the dwelling to be the applications red line boundary will also be added to clarify the extent of garden space associated with the dwelling. This will ensure that there is no future detrimental encroachment into the Green Belt.”

Planning Permission Decision Notice Excerpt:

Condition 12. “Notwithstanding the approved plans, the domestic curtilage to the dwellinghouse hereby approved, shall be limited to the area outlined in red on the hereby approved plan Dwg no. 3141 (0-)11.

Reason: In the interests of protecting the openness, character and visual amenity of the Green Belt and to accord with Policies LP24 and LP57 of the Kirklees Local Plan and

the aims of Chapter 13 of the National Planning Policy Framework.”

3. The site is around 2.5km from the Special Protection Area and is designated as a Wildlife Habitat Network.

The Wildlife Habitat Network also links 2 separate areas of Sites of Special Scientific Interest. Mount Road is effectively ribbon development and is already somewhat top heavy, which emphasises the importance of retaining this Wildlife Habitat Network area in this location.

We strongly object to the development of this proposal on open land because it would sever the Wildlife Habitat Network by creating continuous built-up development between the linear properties along Old Mount Road and Netherley Drive.

4. The development would be inappropriate in the Green Belt and the wider rural character setting, particularly with the site being close to the Peak District National Park, South Pennines Special Protection Areas and Sites of Special Scientific Interest.

5. The site will have a negative impact on the nearby listed buildings and would particularly undermine the rural setting of the farmhouses.

6. The impact of the existing drainage issues has not been addressed, including water running off the field towards Netherley Drive below.

7. The access track from Netherley Drive to the proposed development, which is also a Public Right of Way, is substandard and narrow and is unsuitable for further traffic intensification. Traffic which would be generated from the properties (for which 8 parking spaces are allocated) and vehicles servicing them, such as the tankers to empty the proposed septic tanks, would exacerbate the existing traffic problems in the area. Given the narrowness of the track up to the development, it appears questionable as to whether tankers would be able to gain access.

Traffic merging from the narrow track, Netherley Drive and the rear of Mount Road onto a very limited road space is already a problem for local residents and people visiting or servicing their properties. Manoeuvres can be dangerous because of the poor visibility, particularly when emerging from Netherley Drive onto Mount Road. It can also be difficult to exit Mount Road on to Netherley Drive when this limited road

space is congested. Traffic frequently speeds along Mount Road, which makes manoeuvres even more hazardous.

Importantly, these issues also need to be taken into account when considering users of the Public Right of Way (COL/207/60 & COL/207/40) which runs from above the proposed development's access to the narrow track all the way down to Mount Road. The impact of the traffic associated with the proposed development on the Public Right of Way would create hazardous conditions for existing users.

All in all, this is a very sensitive site, which we believe should not be developed. We therefore ask that the planning application be refused.