

About the application

Application number: 2023/92633	
What is the application for?:	Demolition of buildings and erection of residential development (within a Conser
Address of the site or building:	St Marys Rc Church, Upton Street, Carlinghow, Batley, WF17 8PH
Postcode:	LS6 2BX

User comments

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

While I am in favour of necessary and sympathetic amenity development, my primary concern is the retention of the security and privacy of the residents in the surrounding properties.

1. The Eastern boundary of the new development borders my property. At present, this consists of a stone wall topped with a galvanised steel chain link fence that supports a dense ivy hedge. Presumably the developers will consider that this is unsuitable for their purposes, and it should be replaced with a high wooden fence or similar secure partition to the relevant specifications.

2. The published site plan is unclear on this detail, but I presume that the development will include a high fence between the rear gardens of the new houses and church parking area. This will be necessary to prevent the proposed car park being used by the residents and their children for ball games and other noisy activities. There are existing playing fields near by.

3. As noted in other comments regarding this proposal, drug use is rife in this area. In order to prevent the use of the car park for this, there should be provision of security lighting and cameras. The security lights must be sighted carefully so as not to cause nuisance to the residents in the surrounding properties and the occupants of the new houses.

The car park area should be locked every night.

4. Environmental concerns. At the moment, the derelict property harbours vermin, particularly rats, and is probably home to colonies of bats. Provision for the elimination of the rats, and the protection of the bats must be made while the demolition and building work is in progress.

The old school playground has been found to have Japanese Knotweed alongside my boundary wall. The new workings must not cause further spread of the Knotweed during disruptive ground works.

The Knotweed was treated by "Ashley Trees Ltd." and is being monitored by them under contract. That company is due to issue a certificate of elimination by 2025. Consultation with and action by experts in this field must be part of the requirements of planning consent.

The planting of hedges and bushes should be planned carefully so that light to the surrounding private gardens is not obscured. Tall trees should not be used in this development because of the close proximity of buildings.

To keep pollution from motor vehicle exhausts to a minimum, the car park should be used for the participants of church functions only, and not as general relief of the on-street parking during the times school children are collected by their parents.

5. Communication with local residents should be maintained through the duration of the building work to ensure that the various concerns expressed in the consultation and noted by the planning department are being adhered to.