

Search application details

Application number: 2023/93087	
What is the application for?:	Erection of detached dwelling (within a Conservation Area)
Address of the site or building:	Land adj, Soothill Hall, 106-108, Oaks Road, Soothill, Batley, WF17 6LT
Postcode:	WF17 6LT

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Part 2 of 2 Researched History of Soothill Hall Although not in the Domesday survey, Soothill was recorded as such in 1340: Henry Sothill 1340-was born at Soothill Hall. Descended from D'Stutviles of France: Reynold de Sothill 1194-1211 was Lord of Soothill. Sir John de Sothill was a Knight 1222-1266 William de Sothill 1268-1310 Henry de Sothill 1278-1352 Sir Henry de Sothill 1290-1353 Alice de Sothill 1295 married Sir John of Crossland Henry de Sothill 1300-1369 Baron Sothill of Dewsbury married Beatrice de Neville Soothill Hall which was a family seat was too old and small for the prestigious family being relatives of the Sheriff of Yorkshire and Lincolnshire. It entered the Savile family with the wedding of Elizabeth Sothill 1508 married Sir Henry Savile 08/09/1517 becoming a farm. Records available Savile of Rufford papers, Nottinghamshire Archives. During the Civil war and the subsequential Commonwealth era, Soothill Hall was the home of Henry Tilson, Bishop of Elphin. Thomas Wentworth and Lord Savile were involved in housing the refugee from the 1641 Irish insurgency. As one of the few Bishops of the Commonwealth era he moved to Soothill Hall with his wife and their 13 children. He confirmed the Dean of Bradford Grammar School (founded in 1548 and granted charter 1662) and consecrated St Bartholomew's, Meltham in 1651. St Bartholomew's states "there are very few relics from that time" but one is a chalice given by Bishop Tilson. He died at Soothill Hall 31/03/1655. I believe flat 4 and 5 are part of that 1655 dwelling and house within them the "Bishops Parlor", having the large aspect windows and evidence of mullions in a similar stone framing of windows at Soothill Hall	

Oakwell Hall.

The main building is an 1830 Georgian House with traditional wooden period sash windows. Flat 1 has the addition of a Victorian Bay window suspended over the cellar/old kitchen entrance and driveway.

Sustainability impact issues:

A two-story home built on a topographical position at an elevation to Willow's Terrace and Close would be visually prominent. There is a high risk of blocking of sunlight, the overshadowing and the over- looking of existing properties/tenants.

Has the proposer made a 3D shadowing cast request to dispel any concerns of the residents of the Hall and the surrounding properties?

The drive it is proposed to be opened up at both ends so cars will be able to drive on all sides of the old hall. Something which does not currently occur and hasn't happened since I have lived here. My home will become a fenced off island along with houses 100, 102 and 104, with cars down the main Oaks Road and a wraparound drive through. I believe the reopening of this access will also cause more parking issues for the other residents of Oaks Road/lady Anne and its users. It is a narrow winding street dead end which has hidden blind-spots and parking is already at a premium.

The property registered as 110 Oaks Road holds an additional registered unspoilt garden plot that the owners have purposely not built on, thus maintaining the semi-rural aspect of the area. 110 Oaks Road has a built gazebo/pizza oven, which is isolated at the shared boundary wall. They will look over the new "carport built within the context". They also have an exceptionally large tree. Has the proposer failed to refer to BS5837 within the design and construction plans of the new build and its effects to neighbouring trees and wildlife?

The plans state "rough stone" "roof tiles" and building style will "match existing context".

Which "context"? A historical period perhaps? Tudor to match the old part Flats 4 & 5, Georgian to match Flat 1,2 & 3, or a Victorian building style designs and period details? The windows of black UPVC will match what? (Except the breeze block garage). Or are they to "match the context" of the "outbuilding conversion" because it was not previously a dwelling or looking out directly, were allowed to install 21st century windows within the conservation area and set a precedent?

Sewage and waste storage

Foul sewage plans for the new build are stated as "unknown". Unknown or unplanned? An increase in the use of drainage to the current properties and another roof fall will decrease the natural "soak away" and absorption naturally occurring at present via the garden. There seems to be no firm plans for any additional sewage, refuse collection & storage, additional drainage infrastructure or improvements. Does that mean all 10 dwellings will use the system built for the main Georgian House and 3 small, terraced houses?

I expect this email letter to be accepted as an objection to the plans within public consultation time. And for the issues raised about the plans and proposers to be taken up and investigated one by one. I have asked questions to the proposer and council planning department that I need answers to. Please respond to my questions as you pause the planning process and investigate.

I will expect a response before the end of January 2024.

Yours sincerely