

Comments to planning application 2023/60/93342/W

“Demolition of Existing Dwelling and Garage. Erection of Two Detached Dwellings with Attached Garages.”

At: Moss View, Burnlee Road, Holmfirth, HD9 2LE

Comments From: The Dell, Burnlee Road, Holmfirth HD9 2LF
I live next door to the proposed development.

29th December 2023. Version 1.0

I request a site visit from the planning officer to explain my issues.

Public consultation dates

The Kirklees planning portal has the dates in the wrong order and states the date for comments is 2nd January 2023, which is before the application date.

See screenshot below.

This may have resulted in other interested parties not making their comments because it looks like the deadline had been missed. Indeed the online system will not let you make comments.

I propose the comments deadline is extended by a month and that the matter go to planning committee in mitigation.

Planning department details

Case officer

William Simcock

Received

09 November 2023

Validated

20 November 2023

Public consultation start date

24 November 2023

Public consultation end date

02 January 2023

Initial target date

15 January 2024

Decision date

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Highways Drainage

I believe the development will affect the water drainage on Burnlee Road.

There are no drainage gulleys on Burnlee road to the North of Moss View. There is only 1 gully on each side between Moss View and the junction with Greenfield Road, and these are not effective. A lot of water flows down Burnlee Road, including from Greenfield Road.

Water on Burnlee road can currently go through the existing dry stone wall at Moss View and soak away into the field (the lawn). If the drystone wall was replaced with curbstones or something more watertight, significant extra surface water would flow along Burnlee road and enter into my driveway at The Dell.

(The Dell already receives significant surface water from the school field which comes across Burnlee road, but this is a separate issue. I just don't want anymore water in my house)

Drain

An underground watercourse crosses the land at Moss View, which is mentioned on the application but I think it is more significant than mentioned. (Culverted stream) Any damage or diversion of this could result in flooding across The Dell.

My surface water might connect. I'd welcome a discussion with the developer to investigate.

Also to acknowledge that keeping foul water and surface water draining separate is way better for the environment.

Foul Water

The Dell's sewers do cross Moss View's land. I have right of access over them and I think my responsibility to maintain them. They may join with the sewer from Moss View.

Propose that it is acknowledged in the planning, that I have sewers and they need to still work afterwards, and they may need future repair/maintenance. And if the drains are moved, updating the legal paperwork to match. (and I would be happy to discuss with the developer the best way for all properties to have sustainable drainage)

Privacy

The application states that the windows that face from the Dell are secondary and are obscured glazing. In fact we have 2 bedroom windows that face Moss View. Which are not obscured.



2 pictures here taken out of bedroom windows at the Dell, which clearly show the existing house at Moss View. (which is fine, but the new house will be a lot nearer)

There is no tree border. And any trees that are there are on my side of the fence.

The proposed patios will overlook my bedroom window and garden. Suggest they are lower down, screened, or not built.

The proposed roof heights will obscure the sky from the bedroom windows.

Footway

The application states that there is no scope to make a continuous footway along the south side of Burnlee Road.

Actually, Moss View represents the biggest gap in the footway on the south side of Burnlee Road.

If the developer were to move the drystone wall back and make a footway, and add drainage gulleys, then I (The Dell) would be minded to do the same to match.

However, I think if a footway was made it would cause problems with school parking. By convention at school time, everybody parks on the north side of Burnlee Road (opposite Moss View) at school times. It might be too tempting for people to park on the new footway. (I hate to suggest double yellows on the south side)

Construction noise

We have a reasonable limit on construction hours would be appropriate. And pre-warning of very noisy activities.