

Address: 2B Ben Booth Lane Huddersfield WF4 4BQ

Search application details

Application number: 2023/62/93704/E	
What is the application for?:	Erection of 10 dwellings and associated works
Address of the site or building:	land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB
Postcode:	HD9 3JH

User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	No
The Grange Community Association understand the need for Kirklees Council to build more housing to meet their target under the 2019 Local Plan, and accept that there will be more housing in our lovely village. We fully support the 10 bungalow plans submitted by the developer as being the right and proper design for our village. Grange Moor is a small village located at the eastern end of the Borough. We have a poor infrastructure, with just one shop, a hairdresser and a Fish & Chip shop. There is just one Church to serve the needs of the spiritual needs of our residents. We have a barely adequate and often unreliable bus service to connect to outside services and activities. There are no activities for children and young people in the village, meaning that children have to be transported outside of the village to take part in any activity. There are no health facilities in the village, and it is only thanks to the efforts of the Community Association that we still have a bus service that connects residents to Middlestown Medical Centre, where the majority of our residents are registered as patients. The village school is a primary school and can only just accommodate local children, all secondary education is provided out of the village and children have to be bused or taken by parents for this. The village cannot accommodate any large-scale development, there are already problems with cars having no choice but to park on the road side as many of our older properties were built before car ownership became an essential rather than a luxury with these properties having no off-street parking available to them and leading to traffic problems as vehicles have to continually navigate parked cars reducing the road width available to passing traffic. This is particularly noticeable on Denby Lane. Village streets were also built before car ownership became widespread and are therefore quite narrow in places making it particularly difficult for the increasing number of delivery vans now frequenting the village. The development proposed by Yorkshire Country Properties Ltd, is the right fit for the village, with 10 "quality" bungalows (something which the Council appear to be keen to be seen to encourage) with reasonable sized gardens and off road parking and green spaces within the development for use by residents. The proposed properties are of	

spaces within the development for use by residents. The proposed properties are of the right size, design and with suggested purchase prices that are likely to attract people who want to live in a rural village setting.

This proposed plan also seems to fit the Council's own ethos as stated in the Council's Interim Housing Position Statement to Boost Supply -- Principle 3 – "High quality design to ensure developments continue to achieve well-designed high-quality homes and quality places."

The association understand that the land is allocated for 22 dwellings, however, we do not feel this should be allowed to jeopardise the rural character and quality of Grange Moor. The Council's counter proposal to reduce the number of bungalows to 7 and require the building of 5 houses along side Denby Lane is unacceptable, and will have a negative impact on the local area. This is outlined in Policy LP24 of the Local Plan. Any proposals are meant to respect and fit in with the character of the area. The resident's association strongly feel as though 22 dwellings with a row of terraces on Denby Lane would be too dense and negatively impact the area.

The row of houses which open onto Denby Lane are also likely to add to the traffic congestion that already exists on Denby Lane. Policy LP21 of the Local plan is in place to ensure new development allows safe and suitable access. With the Council's proposal, we do not feel this is possible, especially because the neighbouring housing allocation will also need access from Denby Lane. We do not consider that maximising the number of driveways on Denby Lane is the safest option from a traffic perspective. We feel this will also take away from the rural character of the area. The plan proposed by Yorkshire Country Properties takes the resident vehicles off Denby Lane into allocated off road parking spaces and will not increase the congestion on Denby Lane. The Council's proposals will also extend the property height line beyond Urban Terrace creating a more urban aspect than a rural country village. The houses opposite are generally single storey bungalows. Terraced houses south of Denby Lane are set back with grass verges and still provide open space. 1-7 Denby lane are the few houses in this part of Grange Moor which are very high density. Policy LP24 requires proposals to enhance the character of the townscape. It also means developers are required to produce schemes with a high standard of amenity for future and neighbouring occupiers. The current proposals are more favourable in this regard as well.

The Council's proposal to continue this density is not in keeping with the character of this part of Grange Moor. It also conflicts with Policy LP32 and does not enhance the landscape character. Grange Moor is known for it's rural character, so overpopulating it with housing is not in keeping with these policies.

Grange Moor is a rural village and consideration should be given to retaining this characteristic rather turning it into just another housing estate by imposing properties which are not suited to our rural location.

The developers are also suggesting the installation of a defibrillator which would be a welcome addition to the village providing access to this life saving machine to residents at the eastern of the village are currently out of reach of the only other machine located at the western end of the village. This would be a big benefit to the village and will help increase access to such aid in the case of emergencies.

The Council's suggestion to increase the number of properties on this development to satisfy their density consideration to meet their target build is ridiculous.