

Planning Application 2023/61/93714/E

I am objecting to the development proposed in the application for planning permission for the land off Cumberworth Lane, HD8 8RU.

Permission for this development was granted, along with a number of conditions attached, just over 3 years ago. The development did not commence. Then, in the latter part of last year, as the time was fast running out for this development to get under way, the land was auctioned off to a new buyer/s and we find ourselves commenting yet again on the proposed development of this land. The plans that have been submitted this time, coincidentally (or not), by the same applicant and agent as before. This being the case, why was this development not started sooner? The 'new' plans, if I can call them that, are so similar to the plans submitted previously, that my concerns last time round are still relevant today and have been added below. Furthermore, in these 'new' plans the conditions that were attached to the development previously have not been addressed. I would like to assume that at the planning meeting to decide the fate of this development, those conditions will not have been forgotten and will be attached once more if it is decided to grant approval to this application.

Last time I objected to the proposed development and I shall reiterate those reasons below along with additional thoughts for this proposal:

In 2019 I commented "The proposed access to the development hasn't changed since the developers applied for planning permission last time, only last time they were applying for permission to build 4 houses whereas now it is 10! With an average of 2 cars per household that's a lot of traffic for such a narrow access. Interestingly, the developer has made no effort to improve the plan for access because the Site Inspector who turned down their previous appeal for planning permission did not raise it as an issue. However, that same Site Inspector did raise in point 13 of his report "the Council contends that it was envisaged during the local plan examination that the entire HS144 site would be accessed from Leak Hall Lane to the north-east" so why isn't there any evidence of this on the plans? Furthermore, the Site Inspector goes on to say "The Council's highways and transportation officer stated that there was inadequate information within the application on which to make an informed judgment about the suitability of the proposed access arrangement from between nos. 5 and 6 Chapel Court on Cumberworth Lane." Nothing has changed in this latest application. The Site Inspector was surely basing his findings and report upon an application for permission for 4 homes, not 10? Inevitably with 10 homes there will be more pressure on the proposed access than there was before with no more thought given for how this is going to affect the existing residents with regards to parking, access, and safety. This area, along with Cumberworth Lane, is not that safe now, never mind with the proposed increase in levels of traffic." I have repeated this because it is still relevant.

The plans show a tarmacked road into the development. It is currently an unadopted road used by the current residents and their visitors. Are you proposing a land grab of the land, because that land wasn't part of the sale when the proposed development site

was sold last year? Why should the developers be allowed to develop the unadopted road even though they don't own the land just to make the access to their development look attractive to potential buyers?

If the development goes ahead and no provision is made for the current residents and their visitors, residents will continue to park where they've always parked! There is nowhere else for them to park their cars, unless they go onto Cumberworth Lane itself and that is dangerous enough as it is. Safety will be compromised and perish the thought that emergency vehicles and bin wagons can squeeze through safely! The unadopted road simply isn't wide enough to accommodate this development and all that goes with it.

The plans show a tarmacked road and pavement (?) from Cumberworth Lane up to the proposed development, with what can only be described as an undeveloped sliver of land bordering 6 Chapel Court up to my gates and garage. Is this for me to access my property? Has this been thought through for how you are going to appease all of the current residents? Cars currently park on the unadopted road bordering 6 Chapel Court and if they continue to do so after the development gets permission to build as per the current plans I may well be forced to drive over the pavement and grass to access my property.

Who will maintain the area you propose to landscape on and around the currently unadopted road?

In 2019 I commented "The last time this developer sought planning permission for this land I objected on the grounds that most of this land had at some time been undermined by clay mines. As this issue hasn't been mentioned since and was not a reason for permission being refused before I am assuming that the developer/builders are able to overcome such obstacles, given that there is currently land being developed further up Wakefield Road (Wood Nook) where similar have existed. I may be wrong, but it would appear that the solution to where there has previously been undermining is to dig down and fill the void with concrete. With much of the hillside being replaced in this way, and a lack of 'natural' ground to soak up excess rainwater, what is going to happen when it rains and the drains cannot cope, as we saw a few years ago along Wakefield Road where the aforesaid development was built? The bottom of Wood Nook around the former Dale Inn and Wakefield Road became flooded, something which had never been seen there before. The development of land further along the same hillside to the East of the proposed development has also been responsible for houses further down Wakefield Road being subject to excess water affecting them during heavy rainfall. If this new development goes ahead how can you guarantee that the same won't happen? The row of houses to the South West (Cumberworth Lane) form the first line of defence downhill from the proposed development. Excess rainwater and flooding has never been an issue in the past for us (my property has been in my family for 100 years) but the prospect of it being an issue should this development go ahead is very real. For the record, at the first sign of flooding in my garden and/or houses should this development go ahead, I shall be taking legal advice and suing both the Council and the developers.

You have been made aware that there may be an issue with pluvial runoff.” Again, this is a relevant cause for concern now.

Finally, why is there a proposal to build a 3 storey building in close proximity to Cruck Cottage, thus compromising privacy and light currently enjoyed by the present residents of said property? Potential residents of the new build will be able to see straight into the garden and conservatory at Cruck Cottage, and likewise, be overlooked by the residents of Cruck Cottage! Privacy will be compromised for both parties.