

Planning ContactCentre

From:
Sent: 03 March 2024 11:06
To: Planning ContactCentre
Subject: Objection to planning application 2024/90273
Attachments: planning 202490273.docx; fwphotos.zip

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FAO Elenya Jackson,

Please find attached objection letter and photos in regards to planning application adj to 53 Garden Place.

Kind regards,

Planning Application Ref: 2024/90273

Description: Erection of Two Semi-Detached Dwellings

Dear Mathias Franklin

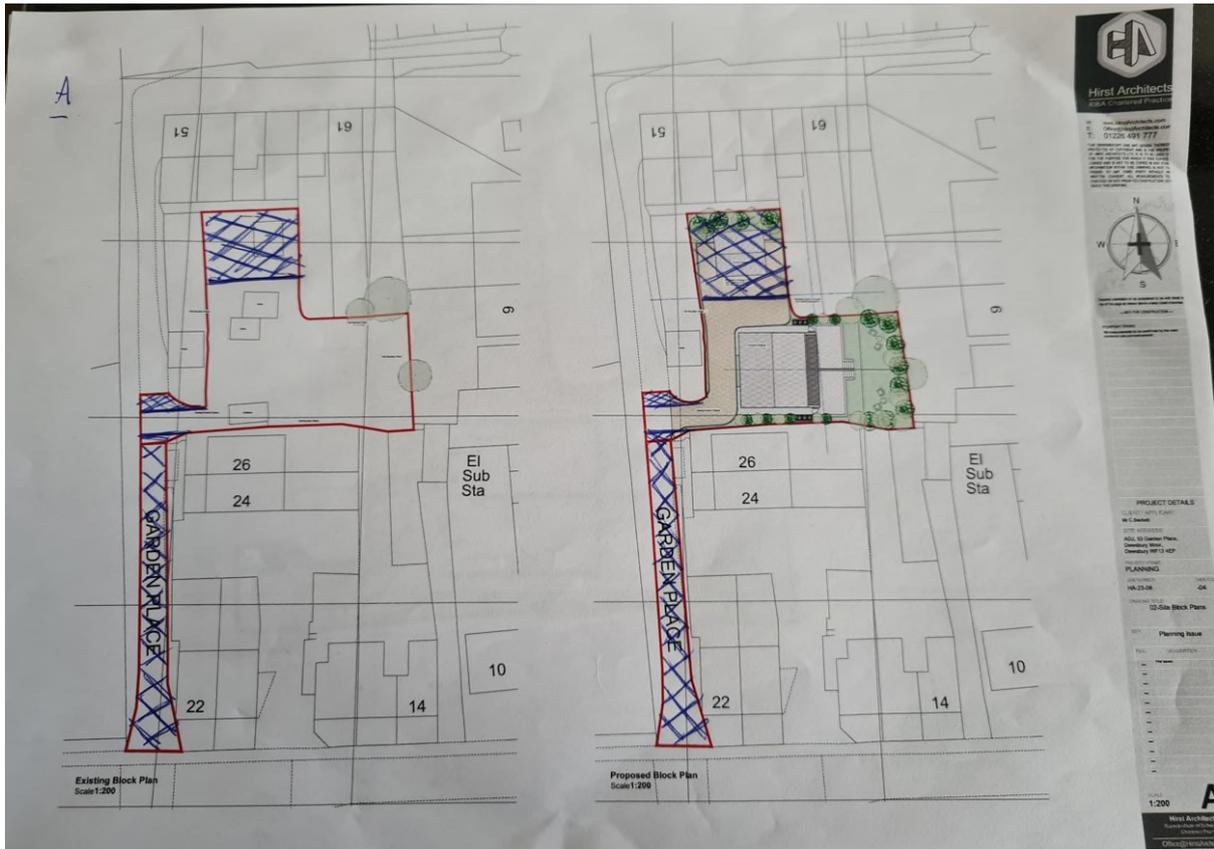
We write to object to the above planning application for the following reasons:

1. The boundary lines in the proposed development plan are incorrect. The garages proposed are on the land owned by 53 Garden Place. We feel this is a misrepresentation of proposed development plans and their boundaries. True boundary lines marked – see Diagrams A/B
2. HM Land Registry Deeds 1950, for all the houses on Garden Place, 51 –63, states that Right of way must be given at all times. In 1950 the number of licenced vehicles in Great Britain was around 4 million, so vehicular use on Garden Place Road would have been rare. It is an unadopted, single lane road of approximately 3 metres wide – see Photograph B. Today there are 8 cars in residence, plus deliveries and Council Waste Collection which all add to wear and tear of the road. We feel adding more usage- potentially 4 more cars would be detrimental to the road surface. Also, Garden Place comes out onto a very busy road, Church Lane and immediately to the right is West Moor Junior School, something to bear in mind for parking of Construction Vehicles and their staff and pedestrian safety.
3. Geoinvestigate Limited Coal Mining Risk Assessment July 2022- Summary and Outcome identified the possible presence of up to two (2) major (workable) coal seams horizons with the potential to host unrecorded mine workings within them. These coal seams occur within very shallow and shallow depths beneath the proposed building footprint. There is the possibility that an area of worked ground, directly to the west of the site, might encroach on the sites western boundary and may present a possible source of hazardous ground gas/ and a contamination to the proposed development. In our opinion, whether shallow mine workings pose a significant risk to the development, cannot be properly assessed without additional information, namely drift depth, coal seam depth and mine workings (if any) depth and rock cover thickness at this locality. Exploratory drilling is required to obtain this information and enable further assessment of the risks posed by shallow mine working at this locality. Gas monitoring must be carried out during drilling.
4. There is a large tree stump within the proposed development plan and two (2) large trees on its boundary. The potential damage that heavy excavation equipment and the extent of excavation for the development would have on the root system of the tree stump and those two (2) boundary trees, we have concerns about the effect that the roots could have on the foundations of the property in the future and request to remove the trees that might stem from this. The development land incorporates a sloping bank, we believe to the East of the said proposed development, was once the site of a 'Beck'. Significant moisture in the land of 53 leads us to believe that there may still be some form of watercourse running beneath the land. We have concerns about the impact of the proposed development on surrounding properties in terms of drainage as well as ground stability. We also have concerns of drainage onto the road of Garden Place, which already has significant standing water issues when it rains- see Photograph A
5. The proposed development would demonstrably harm the amenities enjoyed by residents, especially our privacy and the right to enjoy a quiet and safe residential environment. Responsibilities of the Council under the Human Rights Act Protocol 1 Article 1 comes into effect. There has been an increase of CCTV activity of potential criminal

behaviour around Garden Place. A development of 2 x 3 bedroom houses with the potential of 4 more cars would add to more criminality behaviour.

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation – 17:00 hrs finish time, no weekends and/ or other restrictions that might make the duration of the works more bearable. The proposed site of the development is very small and contained, with no road frontage, so we would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours, as right of access must be given at all times.

We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.



A
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B

