DCAdmin

From:
Sent: 19 April 2024 14:23
To: DCAdmin
Subject: Fwd: Planning application 2024/9088

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Sent from my iPhone

Begin forwarded message:

> **From:**
> **Date:** 19 April 2024 at 14:12:13 BST
> **To:** dc.admin@kirklees.go.uk
> **Subject: Planning application 2024/9088**
>
> Dear Sirs,
>
> I am writing to you with a number of concerns about the proposed temporary building in the above planning application.
>
> My first concern is that I have received the notice of planning application today via letter. It states that comments must be received by 17 May 2024. However, the website states that comments should be received by 17 April 2024.
> I have consulted a customer adviser today (19-4-24), who took note of my concern and suggested I email promptly.
>
> Other concerns re. plans
>
> On viewing the plans I see that the building will be very close to my property and will block out a considerable quantity of light to the downstairs.
>
> I would like to know how long temporary is likely to be and would there be a permanent replacement in the same spot in the future.
>
> There is a lot of free land surrounding the current building so the proposed building could quite easily be sited elsewhere and mitigate disturbance to residents. Please see plans on website

Other concerns re. Application for planning permission

Materials: metal with timber cladding is not a view I want to look out on so close to my property. I am currently planting cover in my garden to block out the car park.

Trees and Hedges: there are currently two horse chestnuts on the substation property. I understand that the roots of horse chestnut spread up to 25 metres. These are well-established trees. Their roots will extend to the site of the building.

Assessment of flood risk: if surface water is disposed of by a soak away it could affect my property as my property is lower than the proposed site. Yorkshire Water have already sited sensors in the main sewer which shows the heavy risk. From time to time during heavy rainfall my cellar floods. I have been assured this is ground water, therefore an additional soak away would add to this.

Foul sewage
This requires careful thought as it seems that the main sewer in the area is already overloaded. Hence Yorkshire Water installing sensors as previously mentioned. I hope old and unmapped sewers are to be taken into account, e.g. those pertaining to previous buildings on the proposed site and adjacent to the property at the back of 1, West Vale, that served previous outside toilets. There will also be others all the way down the length of West Vale. I know these are unmapped due to previous conversations with Yorkshire Water.

Proposed employees:

The application states there are 23 equivalent full time employees currently and seems to indicate there could be 4 more. Bringing the total to 27. The size of the proposed building seems way out of proportion for that small number.

I am would like to discuss my concerns with a planning officer and I am expecting a call back. Ref. no: 4614870.

If a site visit prior to the decision takes place I would hope that these concerns are taken into account and the lie of the land with regard to light, water and sewage is carefully considered.

Kind Regards,

Valerie Ball (Mrs)
68 Thornhill Road
WF12 9QF