

About the application

Application number: 2024/90885	
What is the application for?:	Outline application for erection of residential development (within a Conservati
Address of the site or building:	rear of, 20-30, Radcliffe Road, Wellhouse, Huddersfield, HD7 4EX
Postcode:	HD7 4EU

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>In no way is the proposed development intended to fulfil that need.</p> <p>There's no doubt that new family housing is required, both locally & nationally yet, there are suitable sites for new build projects - brownfield land with transport links to centres of employment & learning. Were new housing to be added to the village then, before long, Wellhouse would no longer be a village, merging with Slaithwaite et al.</p> <p>Wellhouse is a conservation area for a reason - should the proposed development be the vanity project it appears then, to quote a phrase which, no doubt, Kirklees Council use regarding an individual's housing needs - the developer is, "already, suitably housed."</p> <p>There are character properties for sale in & around our beautiful countryside. Opening eyes & minds shows how these can be restored and/or developed sympathetically by skilled trades. Surely, in this matter, contemporary is unsuitable.</p> <p>The proposal appears poorly researched, mere tokenism & fraught with issues which can, only, negatively affect existing residents in the future. To be clear, it will not be the proposed development which suffers.</p> <p>Access/egress to/from the proposed development – common sense regarding necessary vehicle clearance must prevail. Also, being a regular walker along Radcliffe Road, I'm unable to recall seeing a vehicle parked as claimed.</p> <p>Logistics & Environmental – Radcliffe Road/the village cannot afford further capacity, neither during construction or afterwards. Eventually, should families experience issues when endeavouring to safely deliver/collect children to/from school then, surely, families will no longer enrol their children</p>	

families will no longer enroll their children.

In the last couple of weeks, I witnessed a gully gulper truck endeavouring to clear a drain to the same side of Radcliffe Road, between the school and the area of the proposed development:

Traffic backed up with bus & cars unable to move.

Pedestrians were caught between parked cars unable to navigate the unpredictable flow of traffic.

In truth, there doesn't need to be a gully gulper truck present for issues to arise.

Clearly, the waste water/sewage system struggles to deal with current demand so, imagine the runoff from the increase in hardstanding areas.

I'm a long standing resident of Wellhouse - sadly, (I imagine) for reasons known only to Kirklees Council, the developer has, already, been permitted to construct, at least, one blot on the Wellhouse landscape – embodied by their own residence. Why allow Wellhouse to be further scarred? The developer's residence does not fit into this conservation area. The property overlooks gardens of neighbouring period properties, thereby, eroding privacy.

At night, external lighting illuminates, both, the property and the immediate area of the hamlet – this draws attention to the property, itself, whilst, also, creating a, somewhat, unnatural environment. Why would the proposed development be any different?

At first glance the proposal appears to have been submitted with the view that opposition would be minimal & easily overcome. Furthermore, the proposal appears to have been submitted in the hope that, as previous projects appear to have been allowed to slip through then, perhaps the same might occur in this matter.

I trust that, in later years, this proposal will not be available to justify any developer making the same proposal in a similar situation.