

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: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Council refuse bins; use, storage and collection: We already have ongoing issues with some neighbours regarding refuse. I'm concerned the extra bins from the proposed dwelling may create more difficulties. Currently, in high wind, bins blow over and block Radcliffe Rd. The contents of the bins are strewn everywhere. More needs to be done to deter rats.</p> <p>Drainage and flooding: There is a roadside drain near 18 Radcliffe Rd; at the bottom of the access road. It is already beginning to get blocked. It is particularly noticeable after it has rained, when loose stones and earth are washed down from the recently dug-out track (used for access). In addition, I'm concerned wet mud on vehicle tyres and on the road (from excavation and construction vehicles, such as loader, cement mixer, dump trucks, backhoe etc.) will make Radcliffe Rd even more dangerous. Already vehicles travelling along Radcliffe Rd have to brake quickly due to the number of parked cars and congestion. Mud on the road will cause vehicles to skid when they brake, which is likely to happen more often, especially during peak times, including the school run. The size and weight of excavation and construction vehicles using Radcliffe Road is likely to cause more parking difficulties, congestion, blind spots and road rage. Radcliffe Rd was not made to carry this amount (and type) of traffic. Ground works, including excavation, will bring about ground level changes. I've tried to understand the plans (online) but I'm not clear about the scale of works for the foundations of the proposed dwelling and plans to landscape the access road, driveway and gardens. I'm concerned excavation work will disturb the natural flow of underground water from the field and cause flooding in the cellars of nearby properties.</p> <p>Wells and natural springs: The village of Wellhouse aptly named for the numerous wells and natural springs in the area. Previous generations knew the siting of each, even if they did not show on record. For example, Stanley Crowsley (P.L.D.) and his son Brian Crowsley (P.L.D.)</p>	

record. For example, Stanley Crowsnaw (R.I.P.) and his son Brian Crowsnaw (R.I.P.) from Wellhouse Fields managed the land close to the proposed new dwelling. Arthur Eastwood (R.I.P.) who used to live opposite the school (Low Westwood Lane) was a local historian. Local knowledge and consultation are paramount in the early stages of planning. Perhaps more of this is required.

Subsidence:

I'm concerned about subsidence on Radcliffe Rd. Please consider current subsidence on the pavement directly in front of the applicants retaining wall on Radcliffe Rd.

Blind spots:

There is restricted access to the proposed new dwelling. Vehicles going in and out of the access road will cause more congestion. Residents park their vehicles directly in front of the access road on Radcliffe Rd. It will be difficult for vehicles entering and leaving the access road to see oncoming traffic and obstacles, due to the high walls on either side (blind spots). I'm concerned the driver will get hurt and/or cause an accident. Small children could get knocked down or run over.

Setting a precedence in Wellhouse conservation area:

I'm concerned about the gradual loss of undeveloped land in the short, medium and long term. New dwellings are likely to alter the appearance and character of the village. There are stricter controls in a conservation area, especially relating to change of use from agriculture/livestock to dwelling. Residents could be given more notice and have a greater say in the siting, height, scale, form, details and building materials to ensure new builds are in keeping with the uniqueness of the village. I'm concerned new builds will 'compromise' or 'diminish', rather than 'preserve' and 'enhance' the local community (conservation area).

Cross reference Wellhouse Conservation Appraisal (designated on the 31st March 1981).

Existing property deeds/records of local rights of way:

The back of the terraces (from number 18 down towards the school) should have easy access for the emergency services to use. This has already been compromised, particularly in wet weather when the uneven ground is soft.

Highway retaining walls (Radcliffe Rd):

Cross reference Application details: Consultation Responses (4). Consultee id 1036302 from Kirklees Highways Structure.

This report is very brief. I'm not clear exactly which wall it refers to but it indicates no concern. However, I am concerned about the applicant's retaining wall. In my opinion, it may not be able to withstand the vibration and changes due to excavations behind it. Worst case scenario, I'm concerned the wall will collapse and cause a landslide.

Freeze/thaw, especially during winter months will weaken the structure. Water is likely to leak through the retaining wall, which could freeze on the road, making it hazardous for cars (skidding) and pedestrians. Recently and historically the retaining walls above the level of the highway, near Westwood House, have experienced these problems.