

Address: 21A Marsland Court Cleckheaton BD19 4DB

About the application

Application number: 2024/91260	
What is the application for?:	Variation of condition 2 (plans and specifications) and 35 (removal of permitted
Address of the site or building:	Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>**Objection to Planning Application Ref Number 2024/91260**</p> <p>To Whom It May Concern,</p> <p>I am writing to formally object to the planning application Ref Number 2024/91260 for the following reasons:</p> <p>1. **House Design Changes and Planning Committee Instructions**: Harron Homes (HH) has proposed to reduce the number of 4-bedroom houses by 10 and increase the number of 3-bedroom houses by 10. This change contradicts the Kirklees Planning Committee's directive, which emphasized the need for 4-bedroom homes. During a publicly held meeting, the Planning Committee Chairman explicitly stated that any alterations to approved plans should be brought back to the committee for approval. However, Kirklees Planning Department has not adhered to this directive, allowing HH to resubmit revised applications multiple times without proper oversight. This undermines the integrity of the planning process and disregards public and committee decisions.</p> <p>2. **Legal Dispute Over Land Ownership**: There is an ongoing legal dispute regarding the ownership of the land in question,</p> <p style="text-align: right;">Approving housing development plans on contested land is highly problematic and could render the planning approval void. It is imperative that Kirklees Council verifies land ownership documents thoroughly before granting any approvals to prevent legal and developmental complications.</p> <p>3. **Road and Pathway Modifications**: The new plans suggest making roads and pathways smaller to accommodate larger house designs. This reduction in road space was previously raised as a concern due to</p>	

house designs. This reduction in road space was previously raised as a concern due to insufficient turning space for waste refuse vehicles and other large vehicles. Approving a plan that reduces road space could reintroduce this issue, leading to logistical problems and potential safety hazards for residents.

4. ****Proximity to Existing Bungalows****:

The proposed garden border of the new houses is unacceptably close to the existing bungalow on Merchants' Farm. This proximity is intrusive and exacerbates existing difficulties for refuse, postal, and delivery vehicles turning in this area. The impact on the bungalow's privacy and the practical issues with vehicle movement need to be addressed.

5. ****Flooding Concerns****:

Yorkshire Water (YW) previously objected to the proposed underground water tanks, deeming them insufficient for managing floodwater. There have been no updates or changes to address these objections. Given the increase in sudden rainstorms and flooding episodes due to climate change, a new, independent flood risk assessment is necessary. Additionally, the alleged negotiation by HH to purchase land for an overflow area acknowledges the inadequacy of the proposed tanks. The presence of a large blue area in the plans raises concerns about the creation of a potential overflow lake, which could exacerbate flooding issues if it overflows. Residents in nearby areas already face recurring flooding, high insurance costs, and difficulties obtaining mortgages due to flood risks. Developing Merchants' Fields, which currently acts as a natural floodwater sponge, will worsen these problems.

6. ****Environmental and Wildlife Impact****:

The initial development approval saw the destruction of trees, bushes, hedges, and habitats for various wildlife species. Over the 16-month delay, the fields have regenerated, and wildlife such as owls, foxes, herons, deer, geese, ducks, and kestrels have returned. The proposed development would once again destroy these habitats. An updated environmental wildlife assessment is crucial to evaluate the current state of the site and the impact of further development.

7. ****Unrealistic Development Proposals in Flood-Prone Areas****:

The new plans include picnic areas, benches, and play areas in locations known to flood frequently. These proposals are unrealistic and impractical given the area's history of flooding and landslips. Mature trees have already fallen due to saturated ground, and recent landslips have further destabilized the area. Developing in such a flood-prone and unstable environment is not feasible and poses significant safety risks.

In conclusion, the proposed changes and the development plan present numerous issues, including legal disputes, practical challenges, environmental concerns, and safety risks. I urge the Kirklees Planning Department to reconsider the approval of this application and ensure that all necessary assessments and verifications are conducted thoroughly.

Sincerely,