

Comments re planning application 2024/92063

An Objection

1. Application Form

- a. Incorrect for Biodiversity and Geological Conservation –

There is a wildlife path between our property and the development site. Birds nest in the trees and shrubs next to the site. Foxes are also present. Bats and owls also visit the area.

2. Design

- a. The plans are incorrectly labelled. The north elevation is currently labelled south and the south elevation labelled north.
- b. The south elevation (corrected north elevation) will significantly overlook
- c. The proposed north-west elevation will impact trees/ woodland/ wildlife due to reduced light.
- d. The proposed north west elevation will overlook
- e. Over development of the site is not in line with the conservation area, that is primarily detached houses.
- f. The application is an excessive expansion in relation to the land available. The proposed development will take the current internal floor space from 392 square metres to 604 square metres. This is an increase of 212 square metres, a 54 percent increase which is excessive. This is overdevelopment of the site in what is not a significant plot of land for size of property currently.
- g. Appearance and scale of the proposed development does not reflect or enhance the surrounding area. If anything it denigrates the area.
- h. The apartments appear cramped and not in line with being prestigious as one would hope for in line with the residential area.
- i. The ground floor apartments will require extensive earth work removal as currently this area is underground. How will this be safely managed?
- j. Fire safety –
- i. lower ground floor - there appears to be no accessible to exit window for the north east ground floor apartment bedroom and the north west ground floor bedroom as the plans refer to light wells.
- ii. Access to both lower ground floor apartments are via the same car port for both of these properties. This also means this car port cannot be used for parking as will restrict access to the apartments by residents and emergency services.
- k. Ground floor apartment (south east) has no designated living space.
- l. Parking
- i. Not enough car parking spaces for number of apartments as it is likely most if not all apartments could have 2 or more people living there as mainly 2 bed apartments. This equates for over 18 people residing and most people have a car each. Also see comment 2.i.ii above.
- ii. Not enough turning space for vehicles to safely exit the site.
- iii. No space for visiting vehicles to park off road. This is not safe as there is nowhere else safe to park for either residents or visitors on St Helen's Gate or Dark Lane.
- iv. St Helen's Gate is due to have double yellow lines thus further limiting street parking.
- m. Access to the site
- i. This property is just after/before a blind bend and junction. No safety measures have been proposed regarding vehicle safety entering and exiting the site.
- ii. Delivery to site by construction vehicles just after a blind bend is dangerous. The road is narrow.
- n. Rubbish management
- i. No detail regarding the bin store and waste management given as this will significantly increase from the current use. Will this be 8 bins, plus 8 recycling bins? There is not room on the pavement to put these out safely without impacting pedestrians. The narrow pavement outside the site is used by King James students.

3. Environmental impact

- a. There will be no net zero impact as stated. This is as there will be increased pollution as follows:
 - i. Increased number of vehicles regularly accessing the site as well as visitors and deliveries. No measures have been taken to reduce the increased air pollution.
 - ii. Increased noise from the apartment residents, visitors and deliveries. The current property is used as a short term holiday let, mainly at weekends. Noise from such lettings has impacted significantly, as well as having mis-delivered takeaways constantly . To have the building fully occupied by 8 different households is likely to lead to an increase in noise at various levels which will impact our and the other residents quality of life.
- b. Wildlife impact
 - i. There is a wildlife path between the development site. Birds nest in the trees and shrubs next to the site. Foxes are also present. Bats and owls also visit the area.

4. Tree Conservation area:

- a. It appears that the owner has still not replaced the tree that was cut down in the tree conservation area as per planning requirement. What measures will be put in place to enforce any planning approvals?

5. Highway safety

- a. The proposed development is on a narrow road, by a blind bend and close to a junction. Students of King James's School frequently walk on the road due to the narrow pavement. To add further vehicles accessing and leaving the site will increase the chances of an accident.

6. Utilities Infrastructure

- a. Water-no plans have been submitted to reduce water stress. Demand for water will increase due to the number of occupants. The current water pipe outside the property (north side) on St Helen's Gate has increasingly frequent recurring leaks that require repairs. Yorkshire Water has advised that as the pipe is old they are not able to replace this and that there will be ongoing occurrences of water leaks. The extra water demand will compound this. In turn this will affect residents with continually re-occurring repairs and water being turned off for such repairs to occur.

7. Ecology Appraisal survey

- a. The building is 3 storey, not 2 as stated in the report.

8. Arboricultural Report

- a. 2.1.2 is factually incorrect. There is a residential property to the west that has trees and shrubbery.
- b. T2 is and G2 We know that foxes, badgers and birds use this area on land. Development of the property by extending it on the north (incorrectly labelled south in the plans submitted) and west side could impact the health of trees and shrubs .

9. Conservation statement

- a. The property to the south of the proposed development was not developed by the same developer as stated in 2.6.
- b. The development will impact the grade II listed property immediately to the east of the property this affecting the conservation area.
- c. The proposed development is not in keeping with the rest of the conservation area.

10. Other:

- a. Concern about what are the intentions of the developer with regards to the apartments. No statement has been given as to what he plans to do with the development. Will the apartments be sold as leasehold, tenanted out or be short term rental i.e. holiday rentals? All of these have differing impact on the conservation area.

- b. What maintenance will be done with regards to the land surrounding the property? Currently this does not appear to be properly maintained and impacts the conservation area.
- c. Construction work should not take place before 9am and finish by 6pm due to school with school opening times from 8am and closing times around 3pm for at least 30 minutes. The impact of construction work happening outside these times will be significant to neighbours to and opposite the site.