

20th Nov 2024

Planning Applications
Kirklees Council

Dear sir/madam

Re: 2024/60/92628/ W 40 Holmfirth Road, Meltham, HD9 4EW

We hope that this application will be rejected and the reasons outlined below will be taken into serious consideration before any decision is made please.

This is devastating, but not entirely surprising news, considering the systematic approach by the current owner to maximise profit from his investment since purchasing this property. However the effect on close neighbours, the local community and preservation of the character and nature of the area if such an application is granted will be huge and can only be fully appreciated by those directly affected and others who live, love and have interest in this community. Whilst the impact will be significantly more detrimental as is clear for anyone to see to immediate neighbours, it will affect others and the community at large.

This is a landmark large property that was sitting in an appropriately sized garden which includes some trees that are believed to be under a preservation order and of course a magnificent specimen of a monkey tree, all of which have been dear to neighbours and wider community alike for ever and are now in danger of being lost. As custodians of planning in the area, please consider all this before any decision is made. It is assumed that other parties, including the local Meltham council and the environmental authorities will also be informed as they will obviously have an interest in this and the effect it will have. The original house and garden is on a main road and this proposed development will change the visual aspect of the area for ever, not to mention the view from other properties and especially those in close proximity and will hugely affect the quality of their lives and well being and no doubt the value of their property will also be adversely affected.

Looking at the recent developments of this property and its original garden, it is clear to see that after purchasing the property, the new owner embarked on a staged development and a mission to maximise profit from that investment. He applied to convert the old property into 9 flats and as part of that, he showed how a number of parking spaces and spaces for bins would be created in what was the original garden to ensure that there were no objections of overcrowding, turning the whole space into a car park or having cars overspilling into neighbouring roads or impacting on other properties and roads nearby. For this most of the plants, trees and bushes in the original garden were removed to make space for that. Subsequently another application went in regarding trees which seems that was partially approved with some stipulations.

Earlier this year further bushes and some conifers were removed and looks as they may have been hurriedly planted by the fence next to the adjoining property. Then a meter high wall was erected separating an area that is now presented as land where permission is requested to build a dwelling currently of an unknown description. This was never a separate piece of land but part of the garden for the big house and subsequently the majority of the area that had been identified as parking, bins space etc. in the first application of converting the house into 9 flats.

The application for a single dwelling fails to provide any information at all as to the type of dwelling, height, materials, construction or anything else at the moment.

There is no particular shortage of properties in the immediate vicinity and a permanent 'To let' sign outside the property suggests that the 9 flats are possibly not all let at any time. The new dwelling will be bringing no benefit to the area whatsoever and will only cause heartache to neighbours, impact negatively on the environment, irreversibly affect the visual aspect of the area and 'rob' the community of a landmark property and garden. It will also very possibly disturb and destroy the trees, especially that magnificent monkey tree specimen. Such an impact can only be fully appreciated by those who have lived in and love this area.

In addition to the above, the actual process of erecting the dwelling will cause enormous disruption in a very tightly and established community including huge noise disturbance to those living in such close proximity.

The only available information are some outline diagrams of where the proposed dwelling will be. Although the position identified is the 'least bad', the hope is that this development will not be allowed to go ahead. The worry is already causing distress and huge anxiety to lots of people, many of whom have lived there all their lives and whose lives will be turned into turmoil.

If the panel is considering granting permission at any stage after everything is taken into account, it is hoped that it will first request full and accurate details about the dwelling (what is it and what materials will be used? Is it a bungalow like the rest on that side and across the other side of the road?), confirmation that the position of the dwelling as currently shown will not change (it is the 'least bad'), that disruption, including noise is kept to a minimum at all times and not just evenings and weekends and that no further development will ever be considered.

Thank you for listening to these concerns and hoping that they will all be carefully considered. This proposed development without a doubt will have a massive affect on the lives of those in close proximity but the local community too. The loss of a landmark property in an appropriate setting, the environmental and visual impact, the additional pressure resulting from reducing the area that had been previously identified for parking without making the whole place look like a parking lot or having cars overspilling in the streets around the property should all be taken into account please. Finally but hugely important too, there is a very real risk and potential of losing such a magnificent specimen of a monkey tree which surely

nobody would want.

Yours sincerely