

About the application

Application number: 2024/93046	
What is the application for?:	Outline application (access, layout, scale, appearance) for demolition of stable
Address of the site or building:	land at, Mount Pleasant, Plains Lane, Marsden, Huddersfield, HD7 6AN
Postcode:	

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
<p>We write in relation to the proposed development of the land on Plains Lane – Application number 2024/93046.</p> <p>We own _____ which is _____ above the proposed development.</p> <p>We wish to confirm at the outset that we do not object in principle to the proposed development based on the present plans. There is clearly a great effort to build sympathetic and modest dwellings with an ecological focus.</p> <p>If the plans in relation to the size, number height of the buildings alter during this process our position may well change and we may have more fundamental objections.</p> <p>However, having met _____ since making their application they have provided us with reassurance as to their intentions for the plot and we hope to work constructively with them in the future during this project.</p> <p>We do make the following observations on the plans and we hope that these points can be taken on board as part of the planning process:</p> <ol style="list-style-type: none">1. Mains sewerage for Mount Pleasant Barn _____ runs over the proposed community garden in the upper field and drops into sewerage systems above the proposed entrance. We would have no objections to the proposed development but only on the basis that _____ sewerage running over that plot is maintained or bettered as part of the development.2. There are no detailed plans as to how the communal land will be owned, managed and split or how communal services would be maintained. More detail in this regard would be needed.3. There is an issue with the boundary between _____ field and the proposed development. Whilst we are open to discuss the small strip of land that	

development. Whilst we are open to discuss the small strip of land that require to tidy up the boundary, we would require details and firm plans on the landscaping and screening that would be erected as part of the development. We appreciate that some of those issues lie outside of the planning process.

4. One concern is that the proposed allotments whilst they are aimed at creating a public good and we would support the orderly generation of the plot, there are concerns that structures beyond those in the present plan (a polytunnel and composting toilet) could be erected which would alter the character of the plot.

We do not object to the proposed use as a community garden but in order to alleviate concerns about future development, there should be removal of exiting permitted development rights for the upper field (not the lower plot where the houses are proposed) so that planning would be required in respect of structures beyond those within the existing plans. This would alleviate concerns about future development of the upper part of the site.

5. One very minor point about the plans as submitted is the bedroom skylights
We merely make the observation that may be able to see into those windows given the elevation from house and gardens.

6. The main areas of the proposed dwellings visible from our house would be the roof structure. We would hope to work constructively with throughout this project on the materials they will use for that part of the building.