

DC Admin

From:
Sent: 10 November 2024 13:39
To: DC Admin
Subject: Comments for planning application 2024/93080

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Here are my comments and objections for the planning application at Bath Works, Lamb Hey, Spa Lane HD75QB

I have attached a pdf of my concerns for the proposed planning application. Please see the pdf attached.

I have also included photographs taken by local residents for the work undertaken by PowerTec. The photographs are there to support my objections of the way PowerTec conducted themselves on this matter.

I am also specifically requesting to remain completely anonymous. This includes my name, email address, telephone number and house address.

Warmest Regards

Objections against Powertec

To who it may concern,

This is a brief overview of the document.

On the 11th December 2023 at around 4am Powertech commenced building a road for better access to their sewer and constructing a boundary fence for better security.

The road is approx. 10 metres wide, 100 metres in length and has increased ground level by approx. 7 foot. There is no retaining wall/ structure and it is on greenbelt.

Local authorities should be notified

Kirklees planning department

- Do Powertech have planning permission for this project? There is nothing on the online portal to suggest so. The last application was in 2021.
- There is no retaining wall/structure.

- The development is on greenbelt
AK planning submitted a document in 2021
varifying it is on green belt

Kirklees Metropolitan Council

- Do Powertech have a permit to tip earth to build this road?

Kirklees Environmental Agency

- If no tipping permit, does this earth contain contaminants? If so what will be the impact on the local ecosystem such as the river Colne?

Notify local MP and local councillor

This is a more detailed account of the activity of Powertec.

I've compiled a small document to give you an insight and hopefully someone can chase up this issue as soon as possible and come to see what they're up to.

On Monday 11th December, Powertech commenced a building project. They themselves state 'our current work on our land is to provide better and safer access to our sewer connection and allow us to erect a boundary fence that improves security'. This was taken from a letter they wrote to the local residents.

There was no prior warning given to local residents about this work, so there was no opportunity to raise concerns or objections.

It is the manner in which they have conducted their affairs, which raises real concerns of ethics and integrity.

The work commenced in the early hours of the morning of Monday 11th December around 4am. One local resident had seen unusual activity in their yard for several weeks at the early hours of the mornings, prior to Monday.

In the early hours of Monday 11th morning, again around 4am, a local resident watched some employees at PowerTec, roll a white Renault Kango off an area of land which was under dispute. The primary purpose of the vehicle was to stop any activity on the land because of the dispute of ownership (there is video footage of this if you would like to see this).

Subsequent to the removal of the vehicle, a large 13 tonne excavator (I have included an image of this) moved into the land under dispute and proceeded to unload large concrete building blocks, from a flatbed lorry. Approx 12, 2-tonne concrete blocks in total, creating a blockade with these large concrete blocks. Approx 10-12 metres wide and up to 2 metres high in places.

The driver then started clearing the land. 'The land is actually included within greenbelt'. As acknowledged in AK planning: Town planning consultancy document pg 4 (I have included a scan of this document). Many trees, bushes and shrubs were felled, including eight large lorrels. Each valued by a local tree nursery at between £1200-£2000. Totalling up to £16000 of damage in Lorrels alone.

Over the next three days, wagons brought in earth (a mixture of what appears to be clay, sand, stone, soil). Roughly four wagons every hour, carrying 20 tonne of earth each, for nine hours a day. (20 tonne x 4 = 80 tonne per hour. 80 tonne x 9 = 720 tonne per day. 720 tonne x 3 = 2160 tonne in total).

Over the 3 days, approx 2,160 tonne of earth was brought in. Have KMC given a permit to Powertech? If there is no permit, there are no restrictions on what PowerTec could have tipped. It could include contaminants that could leek into the river Colne and stream below.

Late Friday 15th in the afternoon, an employee from

Powertec came and delivered a letter to the local neighbours (I have included a scan of this letter).

The way in which Powertech have conducted themselves raises questions, such as;

- If they have planning permission, why conduct your affairs in such a questionable way? Your actions immediately arouse suspicion.
- The way in which PowerTec have built this 'access road' is without any retaining wall structure. So what will happen to all of that earth in heavy rainfall? Will it subside on the adjacent land, which is somebodies garden?
- How would you feel, if a company created an 'access road' without any retaining structure and in heavy rains, it may wash into your land?
- In the letter PowerTec wrote to the neighbours they state 'we totally understand industrial premises are not always everyone's favourite choice of neighbour.'. Yet, even though this is

stated on the 2014 planning document, they have chosen not to plant a row of shrubs to hide their industrial premise. The document states that 'large shrubs in particular PHOTINIA (RED ROBIN) AND LAURELIA SERRATA should be planted'. Why have these not been planted? To see the full planting scheme (which has been completely disregarded) see the 2014 FCS scanned document.

- What is it that they tipped? Does it contain contaminants? If so, how will it impact upon the local ecosystem (in particular the river Colne)?

The letter that Powertech wrote to the neighbours also states 'the land we are currently working on to the rear of our building on the Northwest of our land is clearly designated as owned by us under title number WYK462928 on the enclosed land registry document (note title numbers WYK609065, WYK612704 and WYK562558 are also registered by us)'. This however does not prove they are the owners of this land. They have simply provided a map search snapshot of the HM land registry of the local area. Then, they have then written a letter

saying they are the 'owners of certain land numbers'. There is no independent validation they are the owners. It is simply their written word. The ownership of some of the land they are currently working on is under dispute as well.

PowerTec says 'the current work on our land is to provide better and safer access to our sewer connection'. Why would a vehicle engineering company (PowerTec) spend so much money on safer and better access to sewers? When they themselves admit it is a 'very challenging current market'.

Can somebody please come out to make an assessment of their activity?

The questionable way in which PowerTec has conducted its affairs the past few weeks, raises real concerns of their ethics and integrity. They have shown complete disregard to local authorities, caused criminal damage, and upset a lot of local residents. It is in light of this questionable behavior that I write this letter.







To Whom it may concern

With all of the most recent activity on our premises and the ensuing swell of local interest we thought it may be appropriate to clarify exactly what we are doing and hopefully stem a few neighbourhood rumours.

First, we should address the land issue as this seems to have caused the most consternation. We are not, have never intended to, or are intending to develop anything on any land that isn't currently registered as ours. The land we are currently working to the rear of our building on the northwest of our land is clearly designated as owned by us under Title Number WYK462928 on the enclosed Land Registry document (note title numbers WYK609065, WYK612704 and WYK562558 are also registered to us).

The land which sits between our title WYK462928 and title WYK837673 to the west is untitled and therefore unclaimed.

The current work on our land is to provide a better and safer access to our sewer connection and allow us to erect a boundary fence that improves security, that is our single reason for the most recent investment at Powertec.

We totally understand industrial premises are not always everyone's favourite choice of neighbour, but neither are schools, asylum motels, halfway houses, noisy neighbours etc etc. If we all had the choice, I'm sure we'd all be living where we don't bother anyone, and nobody bothers us. But we must be realistic and accept we just have to get along, and I hope clarifying a few points will help you understand our intentions and enable that to happen.

We are justifiably proud of Powertec and what we create. We have built ourselves a wonderful reputation in the market over the last 25 years as a limited company and take orders country wide and into Europe. We employ locally and source every single product we buy from local suppliers. We intend to carry on improving our environment and enhance our ability to not only survive but prosper in the very challenging current market so we can continue to be an employer the Colne Valley can be proud of.

Warmest Regards and Merry Christmas

All at Powertec

