Search application details

Application number: 2024/93208	
What is the application for?:	Prior notification for change of use from agricultural buildings to 8 dwellings
Address of the site or building:	Broomfield House, Bank Lane, Upper Denby, Huddersfield, HD8 8UT
Postcode:	HD8 8UT

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes

I wish to make 4 comments:
1. Access to Broomfield along Bank Lane is difficult. The road from number 55 is only suitable for a single vehicle with garden and field drystone walls on either side. Increased traffic at time of construction and once completed will pose a problem. With 8 dwellings (some of which have many bedrooms) I would suspect there would be in excess of 20 additional vehicles. There is no footpath and the road is used daily by cyclists, walkers, dogs and owners and horses.
2. There are already significant drainage problems in the village. Recent permissions which have been granted have not addressed this. This proposal would appear to be likely to increase these problems. Also the drains which run down Bank Lane are relatively close to the surface, so construction traffic could cause issues.
3. It is clear that the proposals build on existing footings and therefore do not take up additional space. However I understand that this is in green belt (very close to a conservation area) and I am concerned that such a development would open up the possibility of more building in the near future, which would change the character of this small village significantly. This is of particular concern because this property has been for sale for a considerable while and if sold with planning permission would look like a very attractive proposition for developers.
4. As far as I am aware the adopted highway on Bank Lane ends at Lemonacre. The lower part of the road is unadopted and has been in disrepair a long time. Tarmac was suddenly laid there, but not by Kirklees, a few days before the application was submitted. There have been issues with leaking water for many months which were allegedly being investigated but have not been solved. An increase in vehicular access along the lower part of the lane is likely to exacerbate this.