DC Admin

From:
Sent: 19 December 2024 14:26
To: DC Admin; Lee Stoney
Subject: Planning Application 2024/93251

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Ref 2024/93251 And / Or Ref Comp/24/0465

Re:- Planning Application received from 26 Crosland Edge

Thank you for your letter advising that 26 Crosland Edge have ACTUALLY applied for permission after the fact.

Regarding this, we have spoken too and emailed with, several people from the Planning Department, Lee Stoney, Laura Yeadon, Chris Cockcroft and Mathias Franklin, to mention a few. It would ideal to know who the case handler was rather than a few people as having to tell the same facts over and over is rather frustrating.

Please find attached several relevant photos clearly showing why this planning cannot be approved.

If you require further information, please do not hesitate to contact us.

Ref 2024/93251 And / Or Ref Comp/24/0465

Having looked through their application, which I believe their architect Chris Gentle - Northlight Architectural Consultants Ltd has completed, there are a few things that are incorrect and some are just blatant untruths!

I'll explain:-

Description of Proposed Works
Has the work already started without consent?
Answer : No

Please see attached photographs dated 14th AUGUST 24 , bright clear day, leaves on trees , you can clearly see Machinery digging a massive chunk out of the banking for Footings. So YES Works have already started.

Photos attached within email.

Materials
Proposed Materials and Finishes
Answer: Reinforced concrete retaining walls

This will not be in keeping with any of the surrounding properties, and will stand out dramatically, especially in a conservation area.

Are you supplying additional information on submitted plans, drawings or a design and access statement?
Answer: Yes

(AL)02 Site Location Plan No.5 Clearly shows a line, which is access Path & Driveway to No 32, if planning is granted, how do we use it? Via their porch? Kitchen? Looking at No 32s Land boundary and the proposed Parking & Garage plans, it **CANNOT** be done without totally blocking access.

(EX)01 & (AL)02 Both have the boundary marked in the wrong place. Again, see photo, where you can clearly see Gate & posts.

Trees and Hedges
Will any trees or hedges need to be removed or pruned in order to carry out your proposal?
Answer : No

Now , how is this question to be answered ?

Pre Any Excavation Works,
YES, Several trees will need to be removed/pruned, along with some not belonging to No. 26.

Already happened Works:-
Several trees have already been damaged, major grounding roots (in excess of 3") severed, as excavation works already done is right on No. 32's boundary line, come Spring next year we will be able to see fully what damage has been caused. It's just a waiting game to see when the bigger and closest to the excavation work trees fall down onto No26's property. Insurers are aware in case of a claim, that they themselves damaged said trees.

THESE TREES DO/DID NOT BELONG TO No. 26.
They belong to No.32.
These trees are mature trees over 60- 70+yrs in age.
Permission to Trim/Prune/Remove was not asked for, nor was it granted.

Planning Granted:-
Further hedges and trees will need to be trimmed/damaged/removed. Again, not all of which belong to No. 26.

Parking
Will proposed works affect existing car parking arrangements?
Answer: Yes – Existing car parking is adjacent to the highway.

The land that the proposed garage is on is right on No.32s boundary, **IF** the garage/parking is permitted, access will not be available to No.32's Driveway, the amount of vehicles at No.26 exceeds the 3 car garage/parking proposed, so, this will not even be accessible on foot, due to the steep incline of banking and position of proposed structure, which as mentioned above, the Architects drawing shows boundary in wrong position, therefore, parking/Garage is in the WRONG position. Even if Architects drawing of the boundary and markings of the gateway was correct, access still wouldn't be possible by a vehicle and difficult on foot due to the difference in ground levels.

Site Visit

Chris Cockroft has already been out to the property in early October, seen the digging of banking and told No.26 to Cease All Works.

Ownership Certificates and Agricultural Land Declaration
Is the applicant the sole owner of ALL the land to which this application relates?

Again, proposed parking area is blocking a required access area for No.32.

Declaration
I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate....

This is dated **13 November 24**, clearly, by the points I've mentioned above, emails and photographic proof that are included/attached, we can conclude that this isn't that case. So either the Architect hasn't been given the full facts from No.26 or he's chosen not to acknowledge them.

Climate Change Statement

2.5 What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development?
Answer: The application site is not within a flood risk zone. The proposals will not increase the risk of flooding on the site or beyond.

Yes the first statement is correct, but the second, no, I/we believe this to be incorrect. With No. 26 having already dug out a substantial amount of banking, along with several Trees, Bushes and Vegetation been removed along with it, there's has already been an increase in ground & surface water. There is now no drainage, natural or otherwise anywhere near No 26, all surface water/ground water, will in time damage properties below especially No. 30.

We have spoken with several persons from Planning and Development, (this has been ongoing since June),and we have looked on the Planning websites for guidelines about Planning Permissions and Building around trees, and you all say the same thing, I'll paraphrase:-

- Works are too near to the mature trees, there's not enough ground between Trees and proposed area. Equal distance away to height of tree. This is to allow for tree roots.

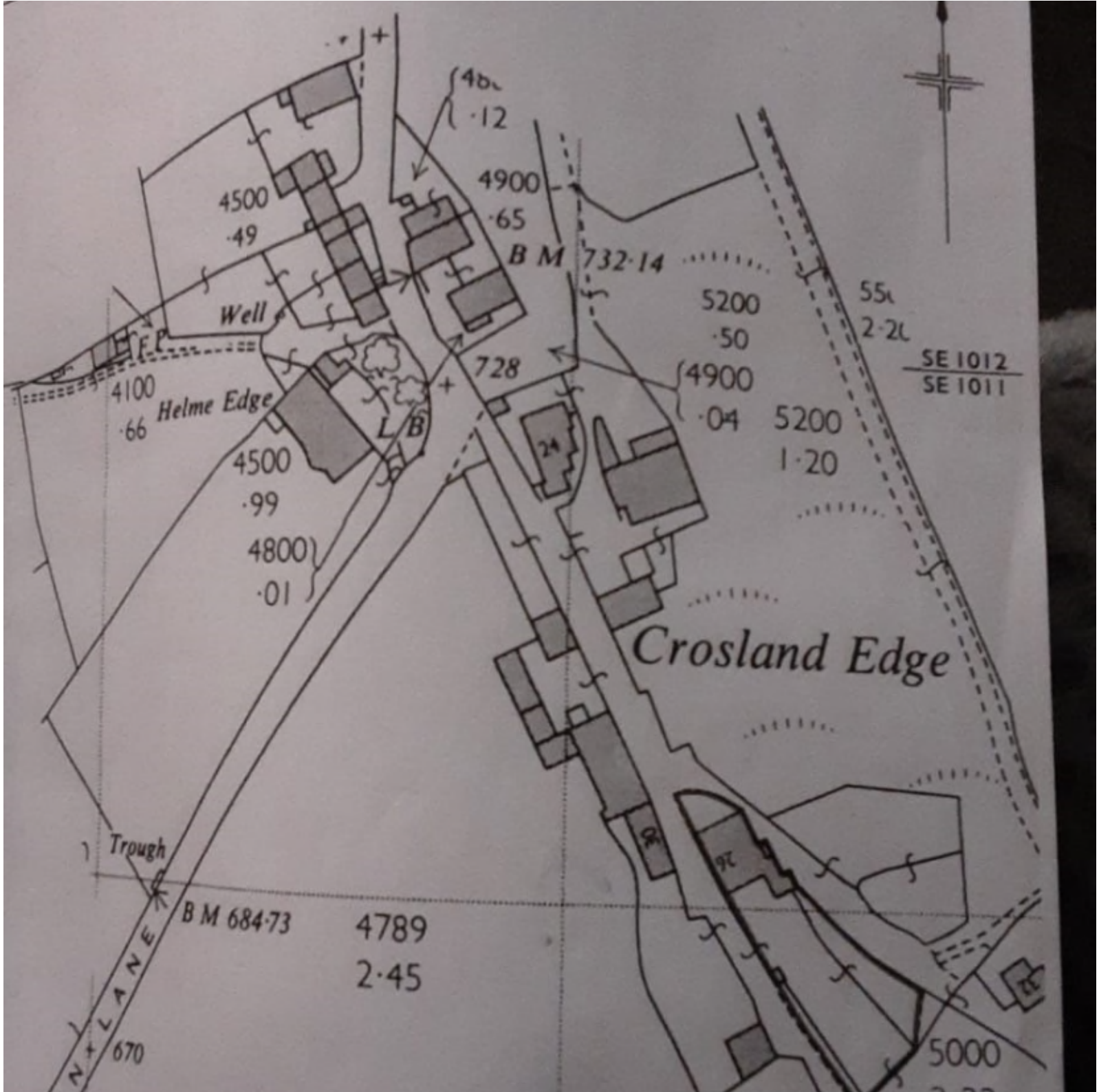
- It's Wild Moor Land.

- It's too steep a Banking, there are other factors to take into consideration, run-off water, ground water, drainage, land movement etc.

- It's not attached to the existing property.

So, Just to clarify, I/we oppose strongly to the disruption and destruction for such a proposal for a Parking Area, and hope that ALL damage already caused to the banking with be rectified.

Attachments
Photos of Works already done.
Zoomed in Photo of Gates/Drive
Incorrect Architect Drawing - Markings of Boundary's
No. 32 Land Registry Plan
No. 26 Land Registry Plan


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B M 732·14
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SE 1012
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Crosland Edge
Trough
B M 684·73
4789
2·45
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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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H.M. LAND REGISTRY

TITLE NUMBER	
WYK 203416	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	~~YORKSHIRE~~		SE 1011	C

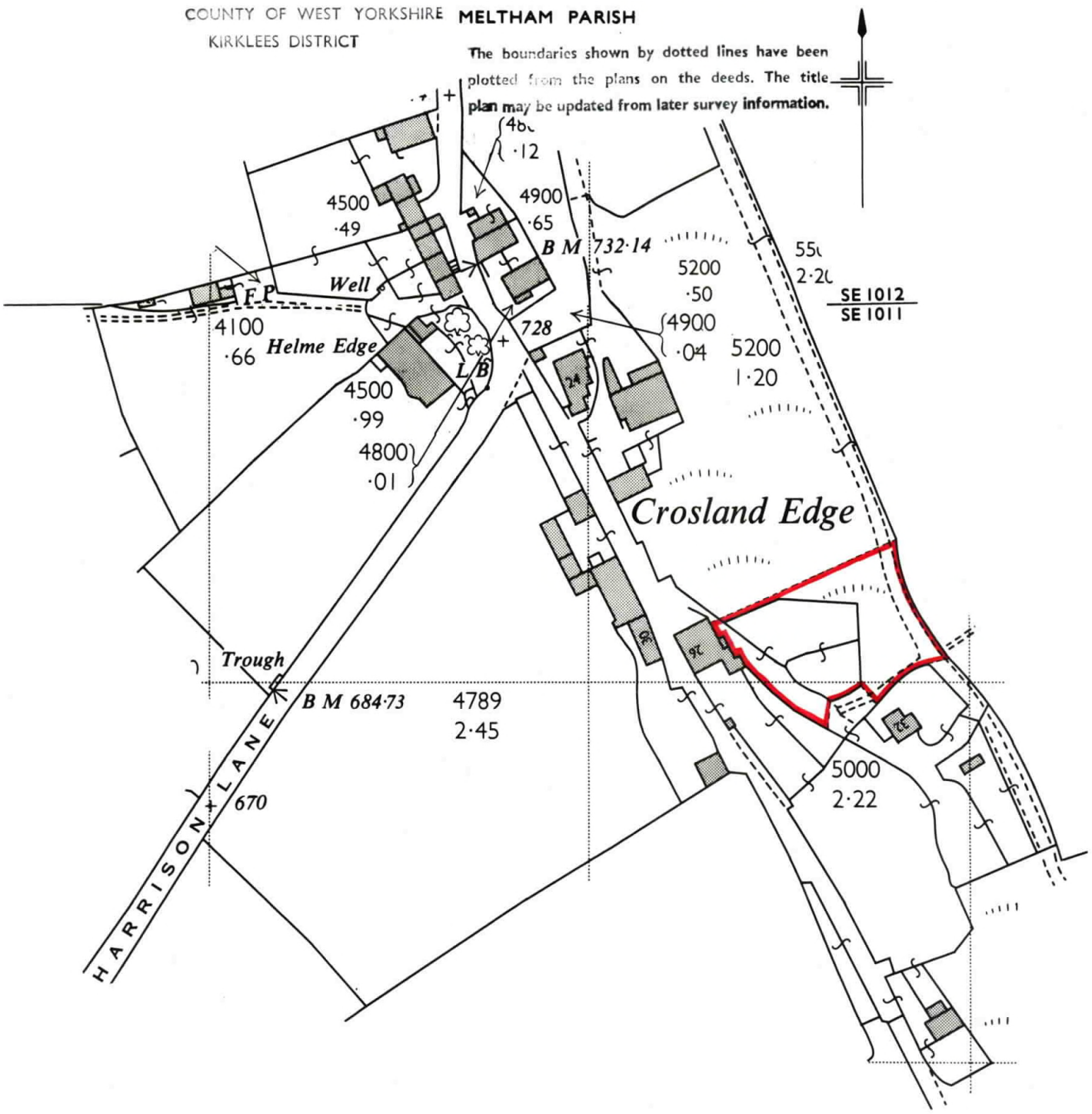
Scale: 1/1250 Enlarged from 1/2500

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COUNTY OF WEST YORKSHIRE
KIRKLEES DISTRICT

MELTHAM PARISH

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



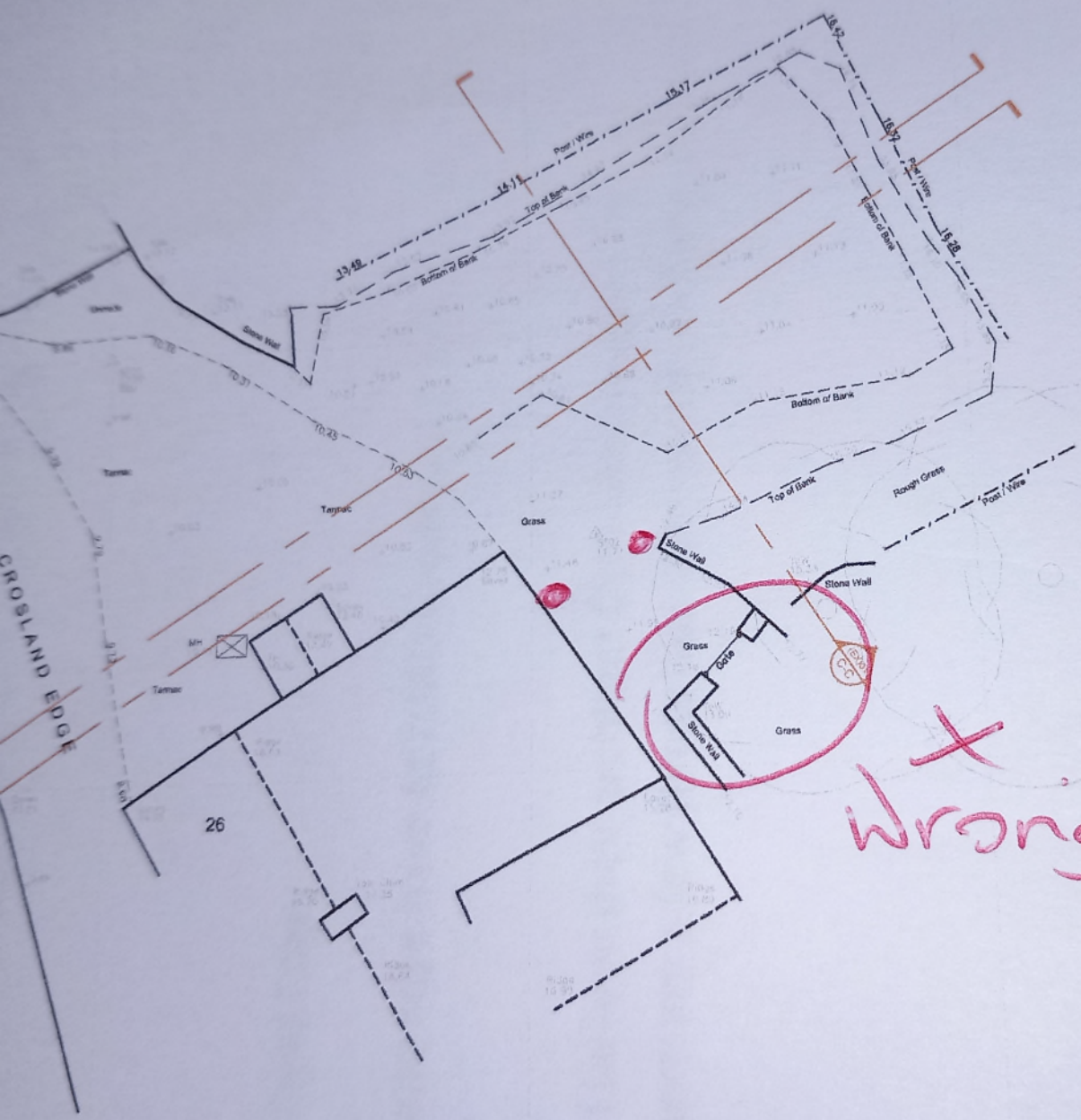
FILED PLAN
H.M. LAND REGISTRY
9/1980

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S EXISTING

2 SITE SECTION

SCALE 1:100



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EXISTING






OUR TREES
OUR TREES
OUR BOUNDARY