

DC Admin

From:
Sent: 27 January 2025 11:22
To: DC Admin
Subject: Planning Application 2024/93489 - land north of Paul Lane , Flockton Moor, WF4 4BP

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I live in Property, 32 Paul Lane, Flockton Moor - adjacent to the land under this application.

Please see my comments below:

The majority of my comments relate to access to the site of the proposed construction of an agricultural building, both during the construction period and also thereafter.

1 Plans to upgrade the track through Cock Hat Wood leading to the site.

The plans indicate that the existing track will be 'graded'. Does this simply mean resurfaced or does it mean altering the profile and slope of the track? The first part of the track is on a relatively steep incline. Are the plans to excavate the brow of the track to give a more consistent slope along the whole length of the track or will the incline and level runoff still be retained? If the track is to be excavated this will impact on the foundations of our property which is a converted barn and has very shallow foundations. The adjacent property to us at number 24 had to have underpinning done to stop the side of their house falling over. This is also due to mining subsidence in the immediate area. Our concern is, given the proximity of the track to our house (just 2.5 metres) we are worried that any works on the track will impact negatively on the structure of our property.

2. Impact on trees and wildlife in Cock Hat Wood.

The wood is a haven for bats which we see throughout the summer but also deer, owls, and in the past, Whether through the construction period or subsequent use of the agricultural building, we are concerned about the impact of the proposed development on the trees and wildlife that Cock Hat Wood supports.

3. Damage to the wood caused by access.

The branches and roots of some of the oak trees will be damaged by the ingress and egress of large vehicles. Given the scale of the proposed barn, it looks like it is expected to accommodate very large construction/agricultural vehicles. The tree canopy and roots (including the telephone cabling to the gable end of our property,) will all be impacted by the development of this site.

4 A better alternative?

I wonder why the access to the site was not planned though the adjacent field (Which the proposer owns.) This would provide a level track directly to the site. There would be no woodland to navigate and it would also provide access to the site and the other properties which the proposer owns. Then there would be no environmental and social impact at all and it would result in a better access solution, given there is already a gate in the field and absolutely level , unobstructed access. The new track would be exactly the same length as the existing track. Can this alternative be considered?

5 Agricultural use

We note that the application stipulates that the agricultural building will not be used for commercial purposes, however, two fields across from us a similar agricultural building has been constructed and that is used for stone grading and sorting. There is nuisance noise from this site throughout the year, often at unsavoury hours. We do not want to live next to an industrial estate. What we would like to know is - what exactly will the building be used for?

We recognise that the construction of an agricultural building is an appropriate use for the site, however it is the access issues that are of concern to all of the homeowners adjacent to this site. We note that there are suggested limits to the timings when works can commence, however, after the construction is completed, how much traffic will pass along the track thereafter? . Our bedroom is right next to the track. Are we to be plagued by vehicles using the track throughout the evening and night hours? When heavy vehicles in the past drove past the gable end of our home, the windows literally shook. Are our foundations at risk ?