

About the application

Application number: 2025/91770	
What is the application for?:	Outline application for erection of residential development (5 dwellings)
Address of the site or building:	Land off Station Road, Meltham, HD9 4NL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>We are extremely concerned that there is an application to develop a further 5 dwellings on the land to the rear of Station Road Meltham</p> <p>The site has a boundary with Meltham Greenway, and is at the rear of recently completed properties in station road</p> <p>Our concerns are based on a number of facts</p> <p>1, Invasion of Privacy – overlooking of existing properties</p> <p>The 5 new properties will be overbearing presence on the recent completed station road properties the ground levels for the proposed new properties are roughly in line with the ridge of the existing this and their height and position will allow unimpeded viewing directly into the rear of the existing properties including bedrooms and gardens. Their position will significantly impact on the newly completed properties and their outlook to the meltham green way</p> <p>2, conservation of natural environment – Trees and Landscape</p> <p>The proposed development will result in a green space between station road and the Meltham greenway being developed with detriment to the existing vegetation and established trees, it will significantly damage the local rural environment, and the natural ambience of the Meltham Greenway , an outstanding used of a historic railway line that is loved and used by many local people daily</p> <p>3, Protected Species Habitat disruption</p> <p>During the evening Bats are regularly seem flying and feeding in the are of the proposed development. Bats are a protected species and their habitat is protected , the proposed development with cause significant detriment to the existing bat population</p> <p>4, Access and Highways - Station road is an unadopted road,</p> <p>The council have responded to prior planning application stating that Station road is an unadopted road and will never be adopted by Kirklees council</p> <p>Station road is a poor quality unmaintained cobbled road - when the existing properties were approved by planning this road was to be improved, however the existing property developer has not completed this and as far as we can see the planning authorities have allowed this situation to continue with poorly replaced cobbles and no completed footway or surfaces turning point, to allow additional traffic including construction traffic and eventually refuse and delivery vehicles to</p>	

traffic including construction traffic and eventually refuse and delivery vehicles to access station road will be of significant detriment to the road surface. As the ownership of the road is not known it is likely that any remedial action may become the responsibility of the existing property owners and is an unexpected and unreasonable burden on them

5, Access and Highways - Bridge over Meltham Dyke

Station road crosses Meltham Dyke a fast flowing river, by the means of an old stone bridge which has had at some time, concrete poured over the road surface, the structure and strength of this bridge and its condition is not known. The ownership of the bridge (along with the road) is not known. This bridge is the sole access to station road and the existing residences on that road. Should the bridge become unsafe there will be no vehicular access to station road. There is a great concern

that additional construction and access traffic including refuse vehicles will add load and wear to that bridge compounded by the fact that they will be cornering immediately adjacent to the bridge to access the new road to the 5 proposed properties, it is essential that the bridge is adequately surveyed and strengthened as required, and a maintenance plan introduced before any such application can commence. Kirklees planning will be negligent in their duties to the existing residents to continue to insist that the road is unadopted but to take no action to guarantee bridge safety and or ownership and maintenance status – there is no statement in the new planning application regarding this matter and it is of crucial importance to the application

(Note : it would appear that Mathias Franklin of Kirklees has allowed discharge of specific conditions on the recent completed application re 4 dwellings where the footpaths etc have clearly not been completed by the developer, therefore there is concern that Kirklees planning would not be able to manage the new proposed application re the access road. There is clearly significant cost involved in ensuring road and bridge are fit for purpose, it should be a specific condition of planning that this is completed prior to any development work commencing

6, Highways - Station road, junction with Huddersfield Road and Meltham Mills Road

Station road accesses Huddersfield road at a crossroads with Meltham Mills road at a blind corner, after a particularly fast down hill section of Huddersfield road from Meltham, drivers exiting station road are required to manage the traffic entering the junction from Meltham Mills road, often HGV's from the adjacent industrial estate, whilst also judging the high speed traffic descending Huddersfield road

There have already been accidents and near misses at this junction, additional residential and construction traffic will increase the danger at this challenging junction.

In addition the access to Kirklees waste disposal facility on Bent Ley Road frequently results in queuing traffic on Huddersfield road across and adjacent to the station road Meltham Mills junction

Additional traffic through station road is highly likely to cause future accidents]

7, local green space

The proposed site is an important area of local green space acting as a buffer between the main Huddersfield road and station road area to the Meltham Greenway, further erosion of this local green space is to the detriment of local residents and residents of Meltham itself who enjoy the peace and quiet created by

this local green spaces as they use the area during leisure walks

The proposal for 5 large multi occupant dwellings is out of character for this area and is overdevelopment of one the remaining quiet areas within the main Meltham boundary

We would recommend that the proposed development is refused on the above grounds