About the application

Application number: 2025/92440	
What is the application for?:	Erection of five dwellings
Address of the site or building:	Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Postcode:	HD4 6SZ

User comments

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

I am writing to express my strong objection to the proposed planning application to build 5 new houses on agricultural land within the Green Belt in an area of outstanding beauty.
I live directly opposite the proposed sight and will be adversely effected by this housing estate.
Firstly the land is used for agricultural purposes with a tiny one storey shed on it - it also has Polly tunnels that are no more than one storey high.

. There have been numerous attempts to gain planning on this plot through pre planning applications, some applications have been withdrawn and one has been rejected recently. The current owners are now trying to use the recent changes in the National Planning Policies and local planning to argue that the site is now a “grey belt” site. They are saying that there will be no impact to the surrounding dwellings and environment but have not consulted any of the residents at any time.
The application itself is incorrect. They state there is not new or altered pedestrian access to the public highway - there is. They state that there are 10 existing car parking spaces - there are at most a maximum 5. They state that there is no water course within 20 meters - there is. They state there is no biodiversity currently on the site which will be negatively affected - there is. They say that there is not toxic or hazardous materials on site - there is a fuel storage tank currently on site.

When we look at the heritage statement - it is frankly laughable. They say it will enhance the environment - how does building 5 two storey new builds that overwhelm the other dwellings not impact the environment negatively. It is obvious from supporting statements from “experts” that they have been commissioned with the sole purpose of supporting this application, and therefore are by result biased.

As a direct neighbour we will overwhelmed by this development. We not only will be affected by noise, loss of privacy and loss of light into our property. When we developed our house we were not allowed to put windows onto the lane side and just 2 dormer windows for light into a utility room - this light into this room will be blocked out and we will have no privacy or views if this development is allowed to be 2 storey. The

and we will have no privacy or views if this development is allowed to be 2 storey. The houses will look directly into our bedrooms and bathrooms. Any privacy will be lost, and the sense of rural peace and quiet we currently enjoy will be lost.

The solar panels will be an eyesore from the lane and not fit with any the other surrounding properties

This is overdevelopment that is not in line with National Planning Policy. It overshadows grade 2 listed cottages and historical buildings. The design itself is not in keeping with the surrounding properties and takes no account of the design heritage of the surrounding dwellings or the historic setting of Castle Hill. The design is more fitting with an urban development and should not be over one storey high. This is a rural valley which has significant important within the Kirklees area.

Traffic is already a problem on the lane with 2 serious accidents within the last 18 months where cars have crashed at high speed into parked cars and been written off - there is not mention of this as not personal injuries.

Placing another 10-20 cars will make the lane even more dangerous - currently the lane is very difficult to pull out onto due to parked vehicles and neighbours are very respectful of parking due to this - they never park outside our home as they know it causes huge problems for access on to the lane. So the obvious over spill of visiting cars to this development - if they park on the lane will create a huge problems and due to nature of the lane impossible for emergency and agricultural vehicles to access It will also create a danger to pedestrians who use this lane for visiting this historic area.

This land is not previously developed. It is not in line with local or National Planning Policy. This is not appropriate development within the are of significant historical beauty.

I urge you to refuse this new application as you have previously.