

Address: 1 Camborne Drive Huddersfield HD2 2NF

About the application

Application number: 2025/92491	
What is the application for?:	Application for permission in principle for erection of detached dwelling
Address of the site or building:	adj, 287, Cowcliffe Hill Road, Fixby, Huddersfield, HD2 2NE
Postcode:	HD2 2NE

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>The propose outline consent application is to be in Magazine Wood off Cowcliffe Hill Road. This wood is a narrow green corridor of trees leading from Cowcliffe Hill road to the Kirklees way public footpath. There is a designated footpath application allowing pedestrian to join the Kirklees Way via this woodland.</p> <p>Objection 1</p> <p>Impact on highway safety and traffic.</p> <p>The site is adjacent to a busy road junction between Cowcliffe Hill Road, Southlands drive, Camborne Drive and close to a junction with Ganton way. The junction incudes narrow partly single track highway coming up from the ford known as "Ochre Hole". The junction and Cowcliffe Hill road in particular, have seen considerable traffic flow increases due to the building of 300 houses off Gernhill road.</p> <p>The junction has seen many vehicular accidents resulting in Kirklees highways having to install bollards and a lengthy pedestrian central roadway promenade to protect pedestrians and motorists. (footpaths at the side of part of Cowcliffe Hill road have been removed over the years).</p> <p>Vehicles are still driving the wrong side of the promenade causing danger to pedestrians and children walking to and from the local school.</p> <p>I was recently threatened with violence by a driver driving the wrong side of the bollards.</p> <p>Drivers coming towards the proposed building site (from the direction of Huddersfield) are often driving at speed, and they have to brake hard to negotiate around this promenade (evidenced by the demolished wall in a recent accident between the entry point of Camborne Drive to Cowcliffe Hill road) - right outside the applying property. The proposed property already has two drives - a double width drive into Camborne Drive close to the junction and a further single drive to the air b and b business nearer still to the junction.</p> <p>HGVs use the junction to deliver goods to neighbouring houses as well.</p> <p>Walkers park their cars on Cowcliffe Hill road opposite the top of Southlands Drive, exasperating an already tight roadway and in winter conditions, this area is packed with vehicles stuck, unable to access Camborne Drive or further on Cowcliffe Hill road towards the ford in the road</p>	

towards the ford in the road.

There is a missing street light at this site - it should be near Ganton way - the footpath along Cowcliffe Hill road by the proposed site is not lit and therefore difficult to walk along and for drivers to see pedestrians.

There is an electricity substation at the site.

Would a third or altered driveway to new property increase an already very dangerous, constricted, ill lit, and known accident experienced situation?

2. Effect on trees and landscape

The property has TPOs on this land. Most of the properties here have such TPOs.

On 25th June 2015, Kirklees refused a neighbour in Cowcliffe Hill road nearby, permission to fell three trees on their land.

On 18th March 2024 another near neighbour had permission refused to fell and trim TPO trees facing Cowcliffe Hill Road and considered dangerous as some trees had already fallen into the road in a high wind.

These tree felling refusals were not to build other properties.

How would Kirklees explain these refusals to some neighbours and not this application where trees would need to be felled to make room for a new property?

Magazine Wood provides an area of trees which are treasured by walkers, dog walkers and locals just wanting to walk somewhere peaceful and natural.

Recent activity by Thornhill Estates to remove hundreds of trees from above this wood and across the whole of Fixby plantation around the Golf course, had placed more pressure upon this small tract of woodland.

It has impacted the loss of bat roosts There are two bat species - one which is "protected", Owls, deer, hedgehogs and other wildlife have had to exit Thornhill Estates and move into local gardens and the general area.

The Police wildlife officer has had to visit Thornhill Estates to remind them of their responsibilities with regard to Thousands of trees have been felled and the woodland undergrowth removed leaving wild animal and birds exposed.

If planning permission is granted for this application, then other owners of other parcels of Magazine Wood (living in Camborne Drive and Ganton Way) may also apply to have more properties built in the woodland and this small significant and essential green lung will be lost. Kirklees will find it hard to allow one woodland owner to build but not owners of neighbouring land in the wood. The whole wood could be lost and built upon.

Kirklees should consider its ecological, wildlife, and tree / landscape aims and responsibilities when deciding upon this further removal of a much used and highly considered local amenity.

The strength of feeling expressed in recent weeks by locals and visiting walkers, horse riders and cyclists of the feeling of huge areas of woodland and no further smaller applications such as this should not be under estimated.

Very careful consideration should be given to the dangerous highway situation,

ecological damage and the feelings of locals folks dissatisfaction.