

About the application

Application number: 2025/92882	
What is the application for?:	Erection of 75 dwellings with associated parking, infrastructure, hard and soft
Address of the site or building:	Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY
Postcode:	LS10 1FB

User comments

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

Since the old mill site was first sold, as a local resident, I have followed with interest the changing planning applications for the development of the site. In theory I support the redevelopment of the site but I object to this current application due to its design and safety concerns.

The developers state in their planning application that 'Careful thought has been given to ensure that the proposed scheme works with the surrounding land and respects both wider views of the development and its more immediate surroundings'. I cannot agree the proposed scheme fulfils that statement for a number of reasons.

1. It does not respect the heritage of the area
2. It is totally out of character with all other buildings in the surrounding area
3. The choice of building style, height, colour and cladding choice is not sympathetic and will make the development a prominent carbuncle in the landscape
4. The proposal for 75 homes is oversaturation of the site. (the last granted planning permission was for a more suitable and pleasing 55 homes with gardens)

I have other concerns regarding the design of the scheme, which are as follows:

The site sits within a naturally beautiful area but the orientation of the buildings within the site has their gable ends facing the canal and the homes generally looking inwards on other properties.

Residents are therefore denied the pleasure of seeing what surrounds them from their homes. (The proposed type of design works in a city site but not here).

Are the properties expected to be occupied by families? Where will the children play safely, especially younger ones. The homes have no enclosed gardens/space and the designated proposed play area is a distance and out of sight of all but 6 of the homes.

Safety concerns are also elevated due to the close proximity of the proposed new footpath which accesses the canal towpath (replacement for the bridge).

Instead of repairing or replacing the current bridge the proposed new footpath punches through the 2m wall that has previously been designated as flood defence.

The plans (PO24) state that the wall between the canal towpath and the development is to be lowered. Developers had previously been told they had to raise the current height of that wall due to safety concerns for users of the towpath.

The proposed play area is fully in the area that was flooded and which caused such damage to the footbridge.

I hope that my concerns as a local resident are taken into consideration when considering this planning application.