

DC Admin

From: Danielle Cooper
Sent: 24 November 2025 15:56
To: DC Admin
Subject: FW: Penistone Rd 2025/93108

Good afternoon,

Please can the below councillor representation be redacted and added as an objection for the above application.

Kind regards,

Danielle

From: Cllr Alison Munro <Alison.Munro@kirklees.gov.uk>
Sent: 19 November 2025 17:47
To: Danielle Cooper <Danielle.Cooper@kirklees.gov.uk>
Subject: FW: Penistone Rd

Dear Danielle,

Further to our conversation I have attached a photo showing the stable and fenced off area.

You will see trees are growing on the site albeit at the sides and rear. In addition the site is very close to the Beck and the proposed siting of the house which would be built towards the Beck would be even closer to the Beck, so this needs to be taken into consideration and measured as it may be at the limits of 20m or even within 20m.

The planning application says there are no trees on site and the site is not within 20 metres of a watercourse. This may not be true.

In addition where will the stables be re sited as they have also successfully obtained land that is at the rear of the proposed building on the other side of a wall?

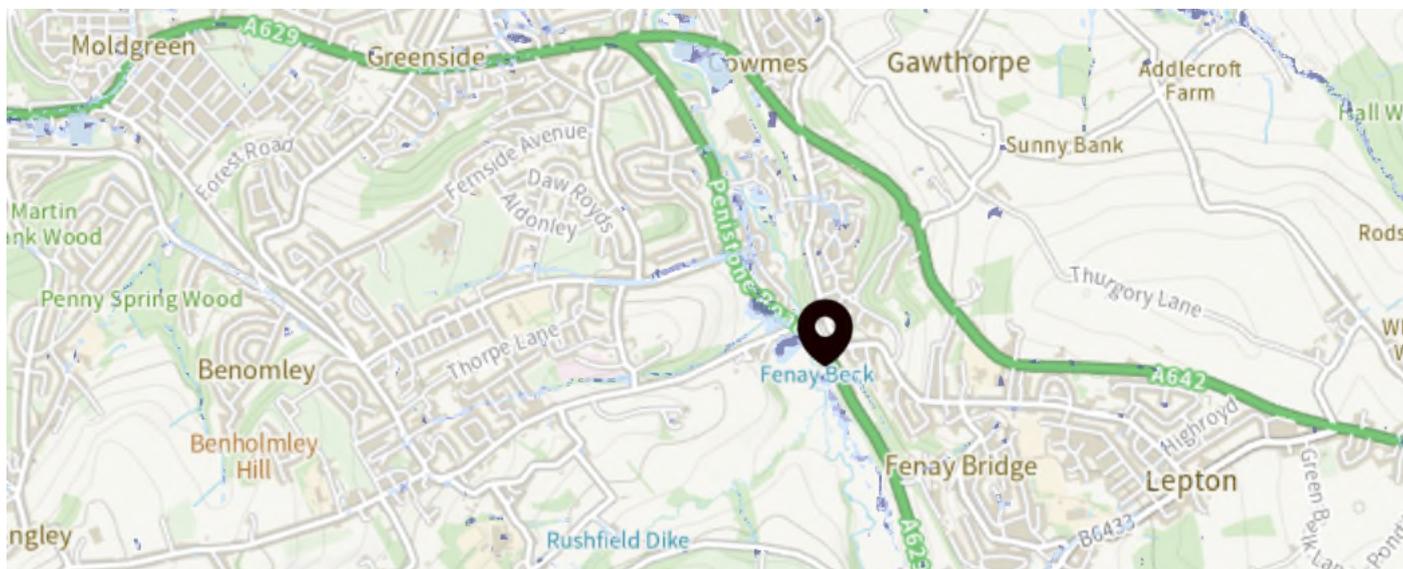
Finally while these are my initial thoughts, I object to the proposals as the plan involves the demolition of the stables which will release carbon into the atmosphere. In addition the site is in the green belt and was once a beautiful meadow that the now owner dug up and put down hard core to run his business. Where are the special circumstances detailed for building here?

I would like to see this piece of green belt returned to the green meadow it once was.

In addition there are bats roosting in the area at the rear of my garden so it's perfectly possible there are bats living in the trees around the site. There is also a lot of wildlife living in and around the Beck at this point such as King fishers, reports of an otter a few years ago and an abundance of wild birds such as redwing who roost here in Winter and pheasants as well as grey wagtails, owls and a heron or two.

Its really difficult to understand why the house is being built at the far side of the site and I worry they will simply build more stables and keep their horses on the land as they have also acquired land below the piece shown on the Council map as well as the land at the rear of the proposed house.

The post code for the site is HD8 OAS, but the site is not listed, the nearest property would be the Fenay Bridge at 241 Penistone Rd. The car park there floods when there is a severe storm.



You will see from this map that Fenay Beck is prone to flooding from surface water very close to where they propose to build the 3 bed house and during intensive rain storms like Chiara, the Beck turns into a deluge which breaks its banks and floods the fields at either side, so we can wake up and look out on a lake at times. These fields along the side of the Beck are known as wash fields, so presumably they have always been prone to flooding.

This area used to be in flood zone 3, but the Gov website has changed this to low risk.

Its not clear why they have done this, because the field immediately below the site does flood.

Thank you,

Alison

From:

Sent: 19 November 2025 17:02

To: Cllr Alison Munro <Alison.Munro@kirklees.gov.uk>

Subject: Penistone Rd

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