

About the application

Application number: 2025/93317	
What is the application for?:	Erection of 3 dwellings and associated works
Address of the site or building:	64, Westfield Lane, Scholes, Cleckheaton, BD19 6DR
Postcode:	BD19 6DR

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
<p>After reading the appeal report for 2025/62/90948/E that the council would have refused planning permission on the grounds that insufficient evidence had been provided that the proposed development would be exempt from mandatory requirements for Biodiversity Net Gain , I now presume that after receiving a positive Eco/Bio statement in the above application 2025/93317 its a forgone conclusion that the application will be approved.</p> <p>The appeal also mentions that the council considers that the scheme does not affect occupants of neighbouring dwellings! Maybe if you were an occupant of a neighbouring property you would change that opinion!! You are very welcome to purchase my property and find out.</p> <p>On the Preliminary Ecological & Biodiveristy net gain statement dated 1st Dec 2025 provided in the above application 2025/93317, it states that in the north west corner of the plot there is an area of lawn, 2 fruit trees and a conifer tree plus hedgerows on the north, south and east boundaries which are going to be retained. The evaluation from these finding says " Therefore any new development will not "impact" any habitats " etc. How is it going to be enforced once these plans are passed that these hedgerows , trees and lawn stay unharmed in the foreseeable future? The site visit was on the 25th March 2025 since then the caravan has moved to the north / west corner. Has anyone revisted the site to see if the above "features" are still there as it is now 9 months since the visit?</p> <p>I would also like to mention that I stand by my comments made on the 2025/93317 application.</p>	