

About the application

Application number: 2026/62/90452/E	
What is the application for?:	Erection of dwelling and associated works
Address of the site or building:	Land adj, Lower Common Lane, Scissett, Huddersfield, HD8 9HL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>1). The application fails to state that the land retains a restrictive covenant contained within the Deed of Assent dated 31 December 1952 insofar as the land (held in Trust) can only be used "for the general purposes of the club and, in particular, for the purposes of a cricket and football ground and of such other games". The fact that the club have no intention of adhering to this covenant is prejudicial to the overall health and social benefit of the community for which purpose the land was originally bequeathed by GH Norton (Dec'd) to be held in Trust in perpetuity. The Sports Club gained charitable status by virtue of the Trust deed (see above) which established that the land should only be used for the benefit of the community.</p> <p>2). The land upon which this development is proposed is inherently unstable and prone to flooding by excess surface and ground water due to the topography of the site, and also close to a Development High Risk Area as defined by the Mining Remediation Authority.</p> <p>3). The proposed access to the site is extremely restricted due to the width of the access strip which varies from 3.0 metres to 3.7 metres and ingress/egress for vehicles and pedestrians onto a congested junction of Lower Common Lane, Barnsley Road and Spring Grove. This access point is also opposite a Nursery School car park and which area, at peak times, is heavily congested with parked vehicles along each road. This compromises the health and safety of nearby residents and other users. Owners of the adjacent property also have unrestricted right-of-way over this access strip which may be adversely affected by the proposed development.</p> <p>4). I consider that the development would severely affect established flora and fauna, creating loss of wildlife habitat. The proposed development does not appear to comply with biodiversity legislation as there will be a net loss of habitats as identified by the accompanying ecological report.</p> <p>5). The proposed development is totally out-of-context in relation to the immediate area and neighbouring dwellings. The proposed three-storey development would seriously invade the privacy and amenity of neighbouring dwellings and would, literally, tower above the landscape creating visual eyesore.</p>	