

Date: 10th July 2024

Kirklees Council – Planning Applications: 2024/91316 and 2024/91317

I refer to the above planning application, which advised:

Received 8th May.

Validated 25th June.

I have concerns with this planning application as do my neighbours. I had been trying for quite a few days to find this planning application after seeing it on “My Kirklees” on 6th June 2024 and then being advised by the council that it was awaiting allocation to an officer after it had been received on 8th May, it was immediately then removed from any search!?! Again, this seemed very underhand as a similar scenario occurred on the last planning application for this site.

It is now 11th July and whilst we have received a letter regarding the plans, there are no site / planning notices anywhere around the area to inform the public.

Whilst I have no objection to the build on the land as something should be done as how the current owner has been allowed to leave it in such a neglected state even though it is a listed building is beyond me. It is a shame to change the use of the Grade II listed building, however something needs to be done with it as the current owner has no regards for the National Heritage.

What I do object to is the access via Moat Hill Farm Drive. There is currently no access to the site from here (it states in the plans there is) as it is a cul-de-sac location with a pedestrian pavement all around the cul-de-sac enclosed with a solid wooden fence, behind this is the boundary wall and has been like this since they were built back in the 1990's. The proposed access/entrance also goes over where my boundary line is on the land registry (of which I have already sent to the council). The residents, most of who have lived on the street since the houses were built, bought them as they are in a quiet cul-de-sac location.

Highways transport statement states that Moat Hill Farm Drive has low traffic volumes during the day. Whilst this is their opinion, I would welcome sight of evidence on how they have come to this when they have visited at peak times, weekends and holiday times. As a resident I can assure you that at peak times there are cars and vans parked both sides of the road, parked cars on the bend at the top making it a blind bend. This has got worse since the new builds up Moat Hill Farm Drive were built a couple of years ago. Trying to get through, is on numerous times a struggle let alone an accident waiting to happen. Moat Hill Farm Drive already serves access to Jason Terrace and Rose Terrace, there are currently 17 properties on Moat Hill Farm Drive, in addition to the 10 newly completed houses on the left hand side going up the hill, 13 properties on Jason Terrace, 6 properties on Rose Terrace and 3 houses which have a Leeds Road address all of which require pedestrian and vehicular access to Moat Hill Farm Drive. All these addresses currently use Moat Hill Farm Drive for parking and access to their homes and often are parked both sides of the road opposite each other making it very difficult for the smallest of vehicles to get through.

Moat Hill Farm drive is already very congested and in the more frequent freezing weather conditions a very dangerous road to be on and putting access to more vehicles and pedestrians when you already have a much safer and shorter route via the larger already existing Leeds Road entrance / exit. There is no reason why this access cannot be amended on the plans to make it a one way in / one way out access like there currently is on neighbouring streets like Clough Drive, White Horse Gardens (completed in June 2016 consisting of 12 3&4 bed roomed homes) and White Horse Close

(all of which have less houses to accommodate access to). There have been no issues with access for this development so no reason why this application could not be the same. This would be the much more safer and practical solution for access for all involved.

I bought the property on Moat Hill Farm Drive due to its cul – de – sac living for the safety feature of bringing up my young daughter, the quiet that the area provides and the privacy of living where I am. The area is a much sought-after area and if access was to go in front of my home this would in my opinion and many other de-value many of the properties.

I sincerely object to idea of the access to the new development and opening up of Moat Hill Farm Drive as it would only add to the already congested traffic we currently deal with on a daily basis. I do support the development for the build of new houses however I would like to know which of the home are in the affordable housing scheme?

Also, I want to keep the privacy of my garden from the site with the existing trees that are well established and are home to wildlife and bats that are regularly seen, if this is not going to be left then what screening will be put in their place at a height to keep the privacy?.

You can see below the site already has access from Leeds Road and a road on site which can access the whole area of development.

