

About the application

Application number: 2024/91316	
What is the application for?:	Conversion of existing dwelling and outbuilding to create 6 apartments and erect
Address of the site or building:	Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW
Postcode:	

User comments

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

Objection

Whilst I do not object to the build I find it disgraceful that the owner has been allowed to allow Clough House and its surroundings to be left in such a neglected state leaving the site open to constant vandalism, considering the house is a listed building.

The highways transport statement states that Moat Hill Farm Drive has low traffic volumes during the day. Have they visited on an evening, weekends, holidays and peak times when cars/vans are parked either side of the road with only just enough room for other vehicles to pass. The statement also states that the site has access from Moat Hill Farm Drive when there is actually no access either by foot or by vehicle. The residents of Moat Hill Farm Drive, some of who have lived there since the houses were built and who purchased their properties because they are on a quiet cul-de-sac. Access and vehicle access has already increased with the addition of the new town houses being built on the bend at the top of Moat Hill Farm Drive. There are currently appx 49 houses, all of which use the access from Leeds Road to access Rose Terrace, Jason Terrace and Moat Hill Farm Drive so to add a possible further 20+ residents vehicles, not to mention visitors and delivery vehicles to this access, would be ridiculous, especially at peak times with some of the drivers speeding up and down the road, especially on the bend at the top. Consideration also needs to be taken into account regarding all the extra vehicles having to access back onto Leeds Road which is an extremely busy road, with the junction from Moat Hill Farm Drive being on the brow of the hill and directly opposite Hill Crescent.

The new development needs to be re-designed so that all of the new properties can be accessed by the current access on Leeds Road which has always been the case. There is ample room on the site to have a one-way in/out system. There should be no need to disrupt the residents of Moat Hill Farm Drive when there is clearly an alternative to access.

The total of the new properties is less than those on Clough Drive, White Horse Gardens and White Horse Close, all of which have only one access in and out so surely this site can accommodate one point of access in and out by either going up the left hand side of the site to access the flats and new houses and then to right to access the bungalows or one full loop up the left hand side and back down the right hand side. The applicant clearly has no regard for the neighbours either side of the property (Moat Hill Farm Drive and Clough Drive) and is only thinking of their own financial gain to try and cram as many properties on the site as possible.