

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

Whilst I have no overall objection to the planning application to build a variety of suitable dwellings , as this can only enhance what is at the moment a derelict , vandalised, unsightly area of land.

I do however object to the fact that the developer wants to have access for 11 of the proposed properties through a cul de sac on Moat Hill Farm Drive !

There is no suitable access on Moat Hill Farm Drive, unless you intend to use homeowners land without their permission and make the existing road wider? At most times of the day the road is full of parked vehicles from already existing homeowners. The traffic is worse since the new houses were built on the left side coming into the cul de sac and is used as a turning circle regularly. Larger vehicles like bin waggons , fire engines , delivery vans will struggle to access via this proposed route as they already struggle now. The safety of existing resident who chose to buy and live in this quiet cul de sac has to be paramount over anything else.

It is also concerning that potentially the idea of an access road might mean that a few homes at very end of the cul de sac will now see their access in and out turn into a junction if access from the new development is permitted .

Working families often have more than one vehicle so parking on ones own drive isn't always possible. If everyone parked in their own drive at present , there wouldn't be the volume of traffic we are experiencing from feeder roads like Jason terrace and Rose Terrace.

Cars/vans constantly parking on the road have turned the top of Moat Hill Farm drive into a blind corner which at best is often hazardous to manoeuvre and in bad weather is an accident waiting to happen.

The most sensible and straight forward access route for all the proposed new properties and extra traffic is surely from Leeds Road , one way in and one way out. I recommend you make several visits to Moat Hill Farm Drive to see how congested it is at the present before making a final decision on access.

I also have concerns about the trees that form boundaries and privacy to some of the houses on Moat Hill Farm Drive . What will happen if they cut them down and what realistically, will they be replacing them with ? How will this alter the character of the area where I live? Also what will be the effect of potential noise pollution ?

I am very worried about all the wildlife that may be disturbed, that currently use the trees as their homes , like the red kite, owls, bats, foxes, squirrels, hedgehogs and a multitude of small / medium birds! How is the developer going to address this and maintain their habitats and the conservation and appearance of the natural environment that I and my neighbours live in?