

## 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?	<input type="checkbox"/> Yes
<p>As long term residents of Moat Hill Farm Drive we would like to raise an objection to this planning application.</p> <p>Our objection is not against the redevelopment of Clough House, its outbuildings and the building of the new properties, it is about the proposed new access to the site from Moat Hill Farm Drive for 11 of the new properties.</p> <p>Our objection is for the following reasons</p> <p>Clough House has a ready made access point onto Leeds Road via the existing driveway. The plans show that this will be used to accommodate the residents of the new apartments and the proposed 6 bungalows to the front of the site. The drive will lead to a parking area to the rear of Clough House. If these vehicles can access the rear of the property we can see no reason as to why the remaining 11 properties to the rear of Clough House could not use this drive as an access point also.</p> <p>There will potentially be an extra 20+ residents cars, along with visitors and delivery vehicles etc using Moat Hill Farm Drive. This is already a busy narrow cul-de-sac that has access problems caused by parked vehicles.</p> <p>The residents of Rose Terrace and Jason Terrace have no option but to park on Moat Hill Farm Drive but vehicles do double park making the road barely passable at times.</p> <p>Cars and commercial vehicles park on the pavement on both sides meaning that pedestrians have to walk in the road instead of on the pavement.</p> <p>There have been times when delivery vans have been unable to access the road due to the parked vehicles, this has resulted in deliveries having to be carried up the street. Emergency vehicles would find it difficult to navigate through it they were needed.</p> <p>There is also bend at the top of the road, that does not have clear sight lines due to parked vehicles, this often leads to near misses and cars having to reverse when</p>	

parked vehicles, this often leads to near misses and cars having to reverse when meeting an on coming vehicle.

The problems with access and parking has got worse over past few years with the completion of 10 new houses. Some of the new residents and their visitors also park on the road making it difficult for other users. When this development was being planned, we were assured that parking issues would be taken care of with the installation of bollards across the road from Jason Terrace, where the road incline begins, to eliminate the double parking, however this has never happened and this area is now very congested.

The road is not treated in the winter months, because the gritter wagon is unable to get through. It can become extremely dangerous to try to navigate between the parked vehicles, and accidents have happened. This makes it impossible for residents living at the top of the road, next to the proposed site entrance to drive up or down in icy conditions.

Moat Hill Farm Drive leads out onto Leeds Road, directly opposite the access point for Hill Crescent. The sight lines at both junctions are difficult due to cars parked on Leeds Road and the bus stops at either side of the road. The access point is also on the brow of a hill which cars often speed up.

The ready made access point at Clough House benefits from a speed camera near to its entrance, so cars automatically slow down at this point, also there are no cars parked on the main road near the entrance and sight lines are not obstructed by bus stops.

Previous site visits to Moat Hill Farm Drive by the planning committee have been carried out during the day when most residences are out at work, may we suggest that another visit is done in the evening or on a weekend so that you can see first hand the access problems caused by inconsiderate parking.

We hope that the planning committee will also take into account how this planning application has been processed. As with the previous application it seems be that an attempt was made to push this through without public knowledge. This application was originally validated on the 8th May, but it was only visible via the My Kirklees website, although full details could not be accessed. It was not shown on the Kirklees planning site until the beginning of July following the intervention of our local councillor.

As far as we can see only one statutory planning notice has been posted. This was not done until the 20th July and is hidden away near the track road on Moat Hill Farm Drive, no notices have been posted near Clough House or near to the homes to the right of Clough House who will also be affected by this development.

Until recently Clough House was a beautiful family home but since the owners moved out of the area it has been allowed to get into a shameful neglected state. It does need to be redeveloped, however, we would ask that please could these plans are reconsidered so that Moat Hill Farm Drive is not used as an access point as this will be a detriment to all the existing home owners who still live here.