

Address: 51 Moat Hill Farm Drive Batley WF17 0HR

Search application details

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?	No
<p>Clough House, Planning application.</p> <p>My feedback on the proposed building application for Clough House. While I have no objections to the proposed build itself, I must once again raise significant concerns regarding the proposed access via Moat Hill Farm Drive.</p> <p>Moat Hill Farm Drive is a narrow road, often congested with cars parked on either side, and features a blind corner at the top of the hill. Due to the limited driveway spaces available to residents, on-street parking is indispensable. Since the new builds were completed over two years ago, maneuvering up and down the road has become increasingly challenging. With the introduction of additional vans and trucks necessary for the construction process this will exacerbate these difficulties and may impede access for emergency services, potentially endangering lives.</p> <p>Another critical issue is the alignment of 51's Drive, which runs parallel to the site boundary and is separated by a seven-foot fence extending to the road. This configuration creates a substantial blind spot, significantly increasing the risk of near misses and accidents as vehicles attempt to exit the drive.</p> <p>Given these concerns, I urge the council to publish a comprehensive risk assessment addressing these safety hazards. Furthermore, an impact statement should be provided, detailing not only the environmental implications but also the effects this will have on residents. The proposed development is expected to introduce an additional 40-50 vehicles, along with their visitors and delivery services, effectively doubling the current traffic volume and severely compromising road safety.</p> <p>To ensure a thorough evaluation, I recommend that the council conduct their site inspection during peak hours when the issues I have highlighted are most apparent, rather than during the middle of a business day when most residents are away.</p> <p>Thank you for considering my concerns. I am sure the safety and well-being of the residents should be paramount in this decision-making process.</p>	