

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

Firstly, we are disappointed that previous plans for this development have attempted to be added with no prior notice to residents, disallowing us the opportunity raise any concerns we may have. We feel this is a deliberate attempt to keep comments to a minimum on this application.

Our main concern regarding this development is the proposed access via Moat Hill Farm Drive (MHFD), and the problems that this will cause for an already busy street and junction with Leeds Road.

Exiting MHFD at any time of day is difficult, but especially so at peak times due to parked cars and large vehicles restricting views up and down Leeds Road. This could only be negatively impacted by a rise in traffic.

The two much needed bus stops on this junction are heavily populated with children at peak times who also need to carefully navigate the traffic and parked vehicles.

MHFD is already overpopulated with vehicles. Access is tight, and cars are often parked on either side of the road. This has been exacerbated in recent years following the construction of new builds on the left of MHFD. We often wonder whether emergency services, e.g. fire or ambulance, would they be able to reach us safely if they were needed at the top of MHFD.

Our cul-de-sac position, like many of the other streets along this section of Leeds Road, gives the residents security, safety and a feeling of community. This would unfortunately be lost if it were to be opened up to more properties.

Its elevated position results in excessive gusts of the wind at times. New properties would surely funnel this wind in all adverse directions becoming very dangerous indeed. This area is seldom visited by gritters or snow ploughs, and relies on the community spirit of the residents to maintain its safety in icy and snowy conditions.

We are also concerned about the impact this development will have on local wildlife such as the family of foxes, and bats who live in the trees. What will be done to safeguard these animals?

The unused land north of MHFD is currently unsecured and easily accessed off Nab Lane, posing a security risk to property and occupants. Residents of MHFD have previously enquired about adopting this land in order to make it secure, however all such requests have seemingly been ignored by the council. Similarly, the land to the rear of the properties on Moat Hill, Ashfield Road, Rowan Close and MHFD, with all its snickets and ginnels and access to Nab Lane on foot, has always been easy access for criminal activity. If this is not addressed, it will open us all up to increased vulnerability and a higher crime potential.

We are pleased that there are plans to re-generate Clough House. However, we are sure that the current access from Leeds Road will be more than adequate to serve this development and afford its residents a community feeling that we on MHFD so highly value.