

Address: 45 Moat Hill Farm Drive Batley Wf170hr

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?	No
About the application Application number: 2024/91317 What is the application Listed Building Consent for conversion of existing dwelling for?: and outbuilding to c Address of the site or building: Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW Postcode: User comments The planning proposal for more houses to be built on Moat Hill Farm Drive I object outright due to the access, I do not think this should go ahead due to the extreme disturbance it will cause to all the residents living on this cul-de-sac, this will also cause more pollution and extreme traffic with lorries and workers entering the site. To say its a conservation area for Bats this will have a adverse effect to them also, we do not see as many now due to the last houses been built on this street, we only see a few now on the evening which is a shame. Your Proposal of 17 dwellings and 6 apartments seems absolutely ridiculous for this size plot. The Planning office have not considered how dangerous the traffic as become since the last 10 dwellings were built, when you drive to the top of the hill its more of a blind corner cause all the extra cars on the street park on the corner so its not always visible see oncoming traffic which is extremely dangerous at times. When these last houses were built we were unable to get on or off the street at times because lorries were parked on the road off loading bricks and materials to the site it was absolutely Diabolical, we were unable to get passed them so we had to always sit and wait which at times made me late for work. The traffic has increased immensely on moat hill far drive, each property now has at least two cars per household, even in some cases in excess of two. Which this totals to at least 54 cars plus, which increases in excess of 54 vehicles when events take place such as family gatherings, there are several children that live and attend this street, this planning heightens the risk of incident such as a small child or adult coming into contact with a vehicle, especially when cars are parking on pavements or	

into contact with a vehicle, especially when cars are parking on pavements or encroaching onto peoples gardens just to be able to pass each other safely.

This average total number of cars does not include Jason terrace, Rose terrace, Leeds road, plus a dirt track that leads to two more houses, all creating excessive congestion

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road, plus a dirt track that leads to two more houses, all creating excessive congestion and limited areas of movement. Due to them being old terraced style housing their is a lack of sufficient parking for modern day families which creates another challenge of its own such as navigating past these to be able ta access Moat Hill Farm Drive.

My question is to the planners responsible for this proposal, why was an alternative access not explored such as access on to Leeds road from clough house itself, I understand the risk of two junctions being opposite each other, but the vast area at the front of clough house would allow for the current exit to be relocated away from that junction. There is also another alternative exit onto clough drive to enter and exit the new housing proposal, although again not ideal as the appeal to buying a house of a cul-de-sac is all about safety for the families that live there. Also several years ago where an old pub was located the white horse, this was demolished and a housing estate was built to which they have located their entrance and exit on to the main road (Leeds road) in the period of construction, they successfully performed their works with minimal impact on residents to the area, and i believe you could do the same.

As a red risk factor exiting Moat hill farm drive on to Leeds road their are two bus stops positioned, one in either direction, these bus stops are heavily used by school children on a daily basis, the streets in the surrounding areas such as Ridgeway drive and others are all used like parking lots by parents that drop off and collect their children at peak times, adding to this stress is not only going to be a huge inconvenience but a critical safety risk to all that live in the area and attend the area for school drop off and pick ups, i fear a serious incident could potentially take place by increasing the flow of vehicles in this area.

Highways have stated that this a low traffic volume area, i would like to question on where these statistics have materialised from and how they have come to this conclusion. From someone that has lived in the area since 1999 this has always been a heavily congested route, even the local authorities such as the police objected to these proposals last time, and the use of this road and area has only increased.

I please urge you to take deep consideration for all residents of Moat Hill Farm Drive and all other adjacent streets attached or that may be effected, of our physical health and mental wellbeing an look kindly to explore alternative routes to access the dwelling proposed for Clough House. All the residents have worked hard to achieve such properties on a quiet private cul-de-sac and we will like keep it that way.

I do think that the land does need something doing with it due to the lack of consideration and neglect by the current owners who no longer reside in the area and also to mitigate anti - social behaviour, we as residents just plead that you do it the right way.