# KIRKBURTON PARISH COUNCIL

**PLAN NO:** **2019/62/90190/E**

**DETAILS:** **Erection of 3 dwellings (within a Conservation Area)**

**LOCATION:** **Adj Low Gate, Kirkburton, Huddersfield.**

**KMC PLANNING OFFICER: Liz Chippendale**

## PARISH COUNCIL COMMENT:

## Meeting Date: 07.03.2019

The Parish Council strongly objects to this proposed development on the following grounds:

Highways Safety:
There is already a problem due to the narrowness of the roads, the sharp bends and the high level of parking, with which this area has to cope. As well as offering parking spaces for residents, local business owners and shoppers, it is also used by parents taking children (and sometimes their pre-school siblings) to Kirkburton First School. The area cannot cope with any more traffic. Kirklees Highways has already commented on the inappropriateness of the proposed garages, which would result in even more parked cars in this very tight area.

Poor access: The driveways would converge onto the road directly by the bend at the bottom of the hill, so the sightlines would be very poor.

The design and materials proposed are inappropriate for the Conservation Area and out-of-keeping with the existing dwellings. There is also a danger of overlooking into neighbouring properties, which is contrary to planning policy guidelines.

The proposed location of the new houses currently serves as a means of absorbing some of the excess water which runs from the higher areas surrounding Low Gate. Building on this area would increase the frequency of flooding, which already happens due to the low-lying situation of the land.

There are also concerns about the stability of the banking adjacent North Road, which was previously supported by the trees before they were removed.

Angela Royle
Clerk to the Council