

26 MAR 2019

25th MARCH 2019

KIRKLEES M.C.
PLANNING & DEVELOPMENT
PO BOX 893,
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DEAR SIR/MADAM,

ERECTION OF DETACHED DWELLING WITH DETACHED DOUBLE
GARAGE AND ANCELLARY OUTBUILDINGS.
PLANNING REF: 2019/60/90314/E

WE WISH TO APPEAL AGAINST THE ABOVE PROPOSAL.

OUR MAIN CONCERNS ARE THE EXTRA VEHICLES USING SOWOOD
LANE FOR ACCESS WHICH IS ALREADY HEAVILY USED BY THE PRESENT RESIDENTS
CARS, PLUS FARM VEHICLES NEEDING ACCESS TO THE FIELDS, BRINGING
CATTLE FROM THE FARM TO GRAZE ETC.

THE LANE IS SUB STANDARD AND THE ADDED INCREASE IN TRAFFIC
IS DETRIMENTAL TO HIGHWAY SAFETY. THE RESTRICTED WIDTH OF SOWOOD
LANE OFTEN CAUSES REVERSING MANOEUVRES UP TO THE JUNCTION WITH
DENBY LANE. THE VISIBILITY OF PULLING OUT ONTO DENBY LANE IS VERY
LIMITED AND BELOW RECOMMENDED GUIDANCE OF 2.4M x 43M VISIBILITY,
THEREBY ENDANGERING OTHER ROAD USERS.

THERE HAVE BEEN TWO PLANNING APPLICATIONS IN THE PAST,
ONE FOR COAT HILL FARM IN 1989/90 AND ANOTHER FOR SOWOOD LANE IN
2009/10. THESE WERE SQUASHED ON APPEAL, MOST SIGNIFICANTLY THE ACCESS
ROUTE WAS ONE OF THE MAIN CONCERNS, STATING THE LANE WAS SUB
STANDARD AND THE ADDED INCREASE IN TRAFFIC WAS DETRIMENTAL TO
HIGHWAY SAFETY. 29/30 YEARS FROM THE FIRST PLANNING APPLICATION
REFUSAL, THE AMOUNT OF VEHICLES PER HOUSEHOLD HAVE INCREASED
DRAMATICALLY. SOWOOD LANE NOW SERVES EIGHT PROPERTIES, THE MAJORITY
HAVING TWO VEHICLES PER HOUSEHOLD, ALSO BEARING IN MIND WHEN THE
PLANNING APPLICATION WAS SUBMITTED IN 1989/90 THERE WAS ONE DWELLING
AT COAT HILL FARM, AT THE PRESENT TIME THERE ARE NOW THREE
PROPERTIES WHICH ~~USE~~ USE SOWOOD LANE FOR ACCESS. THEREFORE HIGHWAY
SAFETY SHOULD STILL BE THE MAIN REASON FOR CONCERN AND REFUSAL
OF THIS APPLICATION.

THERE ARE ALSO OTHER VEHICLES USING SOWOOD LANE AS A SHORT CUT, DUE TO TWO DWELLINGS ON PUDDING HILL, ONE BEING A DOG KENNEL BUSINESS, SOWOOD LANE IS EASY ACCESS FOR 4x4 VEHICLES, BEARING IN MIND THE 'NO THROUGH ROAD' SIGN AT THE TOP OF SOWOOD LANE!

THERE ARE TWO BLIND BENDS DOWN SOWOOD AND GIVEN THE LACK OF FOOTWAYS, CAUSES SAFETY CONCERNS FOR THE LARGE NUMBER OF HORSE RIDERS, DOG WALKERS + CYCLISTS, ALL THESE HAVE DRAMATICALLY INCREASED OVER THE YEARS.

DUE TO THE LARGE VOLUME OF VEHICLES OVER THE YEARS HAVE CAUSED THE LANE TO BECOME IN AN AWFUL STATE OF DISREPAIR, WITH LARGE POTHoles, WHICH ARE VERY RARELY REPAIRED. AVOIDING THESE POTHoles CARS ARE RUNNING ONTO THE GRASS VERGE.

MANY YEARS AGO WHEN GOAT HILL FARM WAS RUN AS A FARM, THE ACCESS RD WAS ON THE OPPOSITE SIDE OF DENBY PARK, DENBY LANE WHICH IS NOW OVERGROWN. THE ACCESS WAS NOT SOWOOD LANE.

WE TRUST THESE CONCERNS ARE TAKEN INTO CONSIDERATION WHEN MAKING YOUR DECISION.

Yours Faithfully