

About the application

Application number: 2019/93157	
What is the application for?:	Alterations to convert former restaurant to 3 apartments (within a Conservation
Address of the site or building:	3-5, St James Street, Batley, WF17 5SA
Postcode:	WF17 5SA

User comments

Type of comment: An objection
<p>RE: Planning application 2019/93157</p> <p>My concern is principally regarding parking. I am sure that, without any doubt whatsoever, that new tenants will endeavor to park in the already congested yard behind Dixxi Pizza. The application is incorrect in suggesting that ample supermarket parking exists, as there are time restrictions at Tesco, Asda, and Aldi. There is never any long-term space available on Branch Road during the day. I am extremely concerned that tenants in the top flat will want to park in the yard, and this is simply not possible without blocking other persons,</p> <p style="text-align: center;">it would absolutely NOT be acceptable for flat tenants</p> <p>to park in the yard and block emergency access at night, or delivery access during the day.</p> <p>there's been increasing pressure recently since refurbishments to other properties backing onto the yard. Parking problems have been increasing and are nearly out of control.</p> <p>The people at number 20 have to park in the yard, I understand they own part of the land in the yard. They have been doing so the longest.</p> <p>Eventually refurbished the sandwich shop was refurbished (12 Branch Road ?) and the builders very kindly tidied the whole un-concreted part by laying tarmac scrapings,</p> <p style="text-align: center;">They were finishing the sandwich</p> <p>shop but had to prepare access across the yard. In the last year the old Chinese takeaway (14 Branch Road?) got refitted to become a barbers, of course they too now park in the yard</p>

Due to the refurbishments of properties backing this yard, parking is a big issue. I very carefully ensure my parking allows vehicles to get behind me – for the hairdresser & the sandwich shop - but sadly sometimes other persons park very badly and block access. Also, large deliveries for Dixxi Pizza are multiple times throughout the day, but they all do have enough space to stop on the access driveway to the yard

This desire could cause mass congestion issues,

Other persons such as shoppers have occasionally been using the yard without permission and hence large delivery lorries have had to pull up on St. James Street, causing obstruction to intense traffic flows and busses exiting the bus station, and hazards to the many pedestrians crossing St. James Street.

There is a minute amount of space directly in front of the Dixxi Pizza fire escape but there is no way to get past both that vehicle to access the sandwich shop or hairdresser. Hence, such constitutes a blocked access and cannot be offered as a parking space.

For the above reasons, please can it be EXPLICIT in the planning approval that under no circumstances can tenants park in the yard, and that such is explicit in tenancy agreements or sales of the flats to new owners, except for unloading and loading (8 minutes maximum) (excepting moving in or out at the start or end of tenancy or occupation of course!)? I am concerned that leaving this to "cooperation" will result in constant stress, and attempts by new tenants to establish further precedent or make excuses

We are already going through increased hardship due to the new tenancies nearby and these three flats would make the situation further out of control without some sort of explicit statement as suggested above or as otherwise resolved by yourselves.

I understand the access route to the parking is owned in part by the owners/developers of the proposed flats, perhaps why the red boundary is shown such.