

From: [William Simcock](#)
To: [DCAdmin](#)
Subject: FW: Councillor comments 2020/622/91337/W - 1A Mount Pleasant Lane - Almondbury Ward
Date: 14 July 2020 11:53:29
Attachments: [1A two parking places.jpg](#)

From: Cllr Alison Munro
Sent: 13 July 2020 19:21
To: William Simcock <William.Simcock@kirklees.gov.uk>
Subject: 2020/622/91337/W - 1A Mount Pleasant Lane - Almondbury Ward

Dear Officer, I have been contacted by residents in connection with this planning application and I have attached a photo which I feel is helpful. I wish to draw your attention to the following; On the planning application it is stated that the planning application includes only one additional parking place.

You will note from the plans that one parking place is shown at the front of the existing property on Mount Pleasant Lane and two at the rear of the existing property. The issue is this in that the two parking places shown on the plans at the rear of the property do not currently exist and it would be impossible to even get a car to the rear of the property as the property itself is about 3 meters up a steep banking with under garden parking at the front in the form of a double garage which easily allows for two cars to park there. Please see my photo.

Additionally as there is no possible way for a car to access the rear of the property, a new access entrance will be required off Fenay Bridge Rd. On the planning application it says the owners are creating only one additional parking place and no new access will be required. Both these statements are I believe therefore false and I am not happy about this as I feel someone is trying to mislead both residents and officers.

The plans show only one property not two, so please can you clarify this as the shape of the house included in the plans does not resemble the current existing house.

I have not had chance to look at the remainder of the plans but will be doing in due course. I do however want to draw your attention to a further point which is that as access is only currently from the front, it will be incredibly difficult to build at the rear of the existing house, so presumably builders and wagons will be accessing it from Fenay Bridge Rd which is very busy at peak times and narrow and is likely to cause many problems.

More importantly however the planning application suggests one 3 story house will be built with an unknown number of rooms, but as the plans only show one house on the site that is different to the existing one there, it is difficult to grasp what is intended.

Additionally many trees have already been axed at the rear of 1A Mount Pleasant Lane this Summer and I am aware as are the residents who have spoken with me about this today that there is a bat habitat and I am concerned that some of the bat habitat has already been destroyed!

Again there are trees close by and adjacent to the site that are important and could influence the development

Finally and most concerning they claim there is no biodiversity or any that will be affected. In my view it has already been affected by the axing of trees at the back.

Can you please refuse this application as I believe it is misleading.

Kind regards,

Alison