

From:
To: [DCAdmin](#)
Subject: Objection to planning application 2020/91522 - land at rear of 8 Grove Terrace, Birkenshaw, BD11 2LY
Date: 23 June 2020 13:33:07

Dear Sirs

Objection to planning application 2020/91522 - land at rear of 8 Grove Terrace, Birkenshaw, BD11 2LY

As residents of Grove Terrace we strongly object to the planning application referred to above.

Grove Terrace is a small cul-de-sac comprising 15 residential dwellings (albeit the numbers do go to 16).

When the houses were originally built they were not designed for multi-vehicle residents to occupy as the majority of the properties do not have driveways or garages.

The small lay out of the cul-de-sac is now at breaking point with residents vehicles and access to properties already problematic.

There are regular issues with visitors to the cul-de-sac blocking access to residents homes due to the narrow layout of the cul-de-sac and the lack of parking.

An additional property will add further strain to the parking and access issues.

Access to Grove Terrace is required at all time for residents to leave and return to their properties and blocking residents homes will not be tolerated for the period of the build.

There is no space for any contractor vehicles in the cul-de-sac whilst the build would be ongoing and would cause problems with residents. Workmen would have to park on the main A58 Whitehall Road but from experience they would be reluctant to leave vehicles with tools in them out of eyesight and I foresee works vehicles blocking residents access and causing months of friction as there is no parking for visitors let alone works vehicles.

The current entrance to the land at 8 Grove Terrace is very narrow for large contractor vehicles and we cannot foresee how any large contractor vehicle could turn into the site without knocking down the wall belonging to 15/16 Grove Terrace and then accessing their site via private land belonging to 15/16. The boundary to the land is very clear.

Contractors would also be unable to access the site if cars are parked outside the properties adjacent to the entrance to 8 Grove Terrace. The cul-de-sac at the entrance to 8 Grove Terrace is simply not wide enough for easy access. Large contractor vehicles will not be able to access the site without encroaching on private land for which permission would have to be sought from the respective residents.

The access to Grove Terrace is very narrow (approx. 2.8m wide) for a car entering the cul-de-sac. A number of residents and their visitors have scratched and dented their vehicles as they enter the cul-de-sac when turning left due to the fast flowing traffic from the A58.

The access to Grove Terrace causes issues for regular bin collections. In the last 5 weeks we have complained to the Local Authority on 3 occasions as the bins have not been collected. The reason for the failure to collect the waste has been due to the driver not being able to access Grove Terrace due to access problems (cars parking too close to the entrance of Grove Terrace limiting access for vehicles larger than a family car).

Bin collections would be severely hampered during any build and have a huge impact on health and safety with grey bins currently only being collected fortnightly this could lead to waste being left uncollected for longer periods.

The visibility to the A58 Whitehall Road is already extremely poor when exiting Grove Terrace. With the current number of overflow vehicles from Grove Terrace parked on Whitehall Road (in addition to the residents' cars of Whitehall Road) which has resulted in at least one resident having a minor road accident leaving Grove Terrace in recent times. Additional vehicles both longer term from a new dwelling and short term from large contractor vehicles would further restrict visibility and increase the likelihood of further accidents. Grove Terrace is also in close proximity to BBG School which presents further dangers to school children walking to and from school. A request was made to Kirklees for double yellow lines around the entrance to Grove Terrace to assist with visibility issues and access for the bin wagon however this was never actioned.

Previous planning applications at 8 Grove Terrace have been rejected over the years. The number of residents with vehicles living in Grove Terrace has increased significantly since this time. Grove Terrace simply cannot accommodate any more dwellings of any size (a previous application for a smaller dwelling was withdrawn in 2019) or any more vehicles and planning should be rejected.

Please acknowledge safe receipt.

Yours faithfully

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