

## About the application

Application number: 2020/91892	
What is the application for?:	Replacement of existing stables with one dwelling
Address of the site or building:	land off, Church Lane, Birstall, Batley, WF17 9NX
Postcode:	BD19 4PP

## User comments

Type of comment: A general comment
<p>Whilst I have no objection in principle to the proposal, I have the following observations, namely</p> <ol style="list-style-type: none"><li>1. No notification has been sent to me by the applicant or their Agent to inform me of the application as stated in the application to KMC in June 2020</li><li>2. The surface water run-off from the site flows heavily directly onto the track and regularly dislodges the surface covering into Church Lane (as far down as Denby Close), so as to create a significant nuisance. In the proposal the surface water and grey water is planned for a soakaway/septic tank which will add to the problem and will allow dilute sewage from the tank to flow onto my land. Therefore, surface water and grey water will need to be adequately discharged to a suitable drainage/sewerage mechanism</li><li>3. The track cannot be widened at any point on my land. It is unsuitable for larger vehicles and will require a more suitable surface for additional vehicles during and on completion of the build process;</li><li>4. The water supply to the site was installed over my land by consent for stabling animals only. It is not laid at a suitable depth in the ground for a permanent domestic supply and permission will be required from me for a proper reinstatement. No mains electricity is provided to the site and my permission will be required to install this service</li><li>5. There will be additional vehicular movements over the track if the applicant converts other outbuildings to stabling for commercial use once the bungalow has been built, which I am led to believe is their intention;</li><li>6. I am concerned that dust and noise will cause nuisance during the construction process and associated vehicles will undermine the surface of the track which I will need to repair</li><li>7. The dwellings currently served by the track all have primary public highway access other than the track, but this proposed dwelling will not, therefore in the event of fire or other emergency my property may be affected/damaged to allow for the access of emergency vehicles to attend. Refuse receptacles from the property will be likely to block my access to the track, or if placed on the pavement create obstacles for pedestrians. I do not leave our bins on the public highway, they are placed on my private path adjacent to 187 Church Lane.</li></ol>