

Address: 165 Upper Batley Low Lane Batley wf17 0aw

About the application

Application number: 2020/94203	
What is the application for?:	Outline application for demolition of dwelling and associated outbuildings and t
Address of the site or building:	Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW
Postcode:	YO26 8EW

User comments

Type of comment: An objection
<p>I have lived in Howden Clough for over 50 years. Clough House has stood proudly as a beautiful landmark of the area. It is my understanding that the house dates back to the 18th Century and i think it should be restored, along with the coach house, back to its former glory or perhaps sympathetically refurbished into luxury flats and the site be self contained.</p> <p>If the site cannot be retained as I also understand the need for more housing then i think the plans should be revised to avoid any disruption to the houses on both sides of the site i.e. Moat Hill Farm Drive/Clough Drive. Access from Moat Hill Farm Drive would only cause more problems for the current residents.</p> <p>The plans show the erection of 30 dwellings which has maximised the site to allow financial gain of the applicant with no consideration given to the neighbouring properties.</p> <p>The proposal is for two points of access, one on the current access on Leeds Road but the second, with the majority of the traffic being on Moat Hill Farm Drive .</p> <p style="text-align: right;">I feel sure the other residents on Moat Hill Farm Drive also took into consideration the advantages of living on a quiet cul-de sac when they purchased their properties.</p> <p>I drive up Moat Hill Farm Drive most days</p> <p style="text-align: right;">From my point of view the road is already heavily congested. With vehicles parked by the residents of Moat Hill Farm Drive, Rose Terrace and Jason Terrace having to park on Moat Hill Farm Drive, and sometimes on both sides of the road, often there is barely enough room for a vehicle to get through. This has only got worse with the recent building of an additional 10 new dwellings and parking is extremely limited with vehicles often having to park on the pavements therefore making it difficult to get past with pushchairs etc.</p>

Consideration should also be given to the fact that additional traffic would also be problematic with access from Moat Hill Farm Drive onto Leeds Road with visibility already restricted with it being on the brow of the hill.

The addition of 30 new properties on the site would also put pressure on the local schools, doctors and dentists.

In conclusion I think there are several options which could be considered for this site:

1. Retain/restore the house and coach house
2. Sympathetically renovate the house and coach house into luxury apartments
3. Review the existing plans with one point of entry and point of exit to the site, both on Leeds Road, which would mean the site would have a "one-way" system and kept as a self-contained development