

Address: 38 Moat Hill Farm Drive Batley WF17 0HR

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>As long term residents of Moat Hill Farm Drive we would like to register our objection to the proposed development of 30 houses on the site of Clough House and the proposed access via Moat Hill Farm Drive for 23 of the houses for the following reasons.</p> <p>There will potentially be an extra 40 to 50 cars a day using Moat Hill Farm Drive. This is already a busy narrow cul-de-sac that has access problems. The residents of Rose Terrace and Jason Terrace have no option but to park on Moat Hill Farm Drive, this often involves double parking making the road barely passable at times. Cars park on the pavement and this causes an obstruction, meaning that pedestrians have to walk down the road.</p> <p>There have been times when delivery vans have been unable to access the road due to the parked vehicles, it has resulted in deliveries having to be carried up the street.</p> <p>Emergency vehicles would find it difficult to navigate through it they were needed.</p> <p>As the road is not treated in the winter months it can become extremely dangerous to try to navigate between the parked vehicles, and accidents have happened. This makes it impossible for residents living at the top of the road, next to the proposed site entrance to drive down the street.</p> <p>The problems with access and parking will only get worse as another development of 10 new houses is nearing completion and residents are beginning to move in.</p> <p>Access onto Leeds Road from Moat Hill Farm Drive can also be problematic. Leeds Road can be an extremely busy road with traffic speeding up the hill and sight lines are difficult due to the brow of the hill and cars parked on Leeds Road.</p> <p>Hill Crescent joins Leeds Road opposite the entrance to Moat Hill Farm Drive, this is also a busy access point and sight lines are obscured by the bus stops on the corner of each junction. If a bus is parked at the stop, traffic has to pull out blindly into ongoing traffic in order to go around them. These bus stops are also used as pick up points for</p>

the school bus service and can be very busy.

Clough House already has a ready made access point onto Leeds Road, via the existing driveway, and this has the benefit of a speed camera near the entrance way which slows traffic down before it reaches their driveway.

We also do not believe that Clough House should be demolished. This building is over 200 years old and it should be preserved as part of the history to the area. In recent years the current owners have cut down the most of the trees and bushes on the land, destroying wildlife habitats. The house itself has been left to go to rack and ruin, this has been accelerated by the demolition team hired in the latter part of 2020, to strip out the building, leaving it open to the elements and giving access to vandals until it was bordered up in December. This seems to have been done in order to aid the owners planning application, without any thought to the affect of the surrounding area.

If the development of the site goes ahead it should include the renovation the existing house and historical outbuildings with access via the existing driveway onto Leeds Road, for the above reasons.