
Sent: 12 May 2021 16:58

To: Stuart Howden <Stuart.Howden@kirklees.gov.uk>

Subject: 2021/90743

Dear Sir

I have been having a final look at the above application

And have found a few anomalies which need clarifying

Section 8

is a new or altered vehicular access proposed to or from the public highway

the applicant answered No

All the drawings show that the road has to be widened

If this is the case how wide does the access lane have to be for 2 vehicles to pass comfortably by each other

Can you also confirm this will be a pre requisite before opening of the cafe

Section 9

On the application it states 8 parking spaces we believe that it has increased to 15
Highways stated a 90 sq m cafe would require in the order of 20 parking spaces
with a proposed floor space of 143 sq m surely the number of car parking spaces is
inadequate resulting in off site parking on the road on a bad bend near a junction
and a bus stop

Is this safe practice

Section 13

On the earlier application a septic tank was the preferred option for sewage

The current application states main sewer

Has anyone clarified this with the applicant and Yorkshire Water

Section 19

Opening hours of 9 to 5 365 days a year are excessive to the extreme I would
ask you to place a limitation on these hours remembering this not open countryside
but a residential area

Finally

Although the applicant states no neighbouring residential properties will be adversely
affected ON THE CONTRARY WE DO NOT AGREE WITH THIS

Regards

124 Kaye Lane