

Address: 871 Bradford Road Batley WF17 8NN

About the application

Application number: 2021/91118	
What is the application for?:	Erection of car showroom/office and MOT testing station
Address of the site or building:	land at former, 750, Bradford Road, Batley, WF17 8NL
Postcode:	WF17 8LP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
I object to the planning application for the following reasons in no particular order: 1. Historically and certainly within the duration my ownership of my property (25 years) the part of land, where the forecourt is proposed has never been used for commercial purposes it was always gardens to the cottages that were demolished. This area is a residential area and has had to tolerate many changes which were out of our control. The impact local developments have had on traffic along the Bradford Road sees cars and lorries queuing outside our homes every day leading to the traffic lights situated at the Smithies Cross Roads. This area of Bradford Road does not need further traffic congestion due to this planning application. I note within the planning application that there is to be 10 parking spaces for customers. Given the size of the site, I do not think this provision is sufficient for service/MOT customers, staff vehicles, commercial vehicles and passers-by. It is evident that from the owners existing car showroom further down Bradford Road that cars are parked on both sides of the road side as well as the forecourt. I also note that within the previous planning application it was stated by Highways that vehicles/transporters delivering/collecting cars to and from the site should not park or on/off load whilst on Bradford Road. I do not see sufficient area in the proposed plans for a vehicle of such a size to park, on/off load or manoeuvre on the site without detriment and danger to users of Bradford Road and the access road to Wensleydale Parade. 2. The location of proposed forecourt is directly across from our property, like any car sales forecourt it will attract anti-social behaviour such as that reported from the garage only 200 yards down the road, and suffered by the previous occupants. This affected us and the surrounding residents with noise of crime for example, smashing of car windows, damage to commercial buildings and car alarms sounding at unsociable hours. Not to mention the frequent police presence searching around our gardens and private access road to the rear of our property. Any requirements for floodlights on an evening/overnight for sale and security purposes and these lights will shine directly into our property. The planning application proposed is a much larger scale forecourt to the one previously therefore more lighting required	

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3. In relation to the proposed car sales showroom, MOT station and forecourt, I do not feel the design or proposed materials are in keeping with its surrounding, this is a residential part of Bradford Road, the land is surrounded on two sides by houses built of Yorkshire Stone and on a third side of traditional red brick. The previous cottages on the site were made of Yorkshire Stone. All well-established shrubbery giving any protection to surrounding properties to 2 sides of the development have been removed. If it is the intent to replant then why did they not think to leave the already established trees and shrubs and landscape around them

I am also highly concerned that since the site was cleared, dug up, walls built without any permissions in place showing a total disregard for the procedures that are in place, that the topography of the site has caused flooding to the cellar of ours and neighbouring properties when heavy rainfall occurs, which again highlights no consideration to the surrounding properties with these plans.

I am disappointed that this application has been resubmitted for a commercial purpose. We were heavily supportive of the planning application that was passed in 2018 for houses to be built on the land and were in contact with the land owner in this respect. Further housing is needed in the area, and this is an ideal site given its prime location near to the motorway and city links.