
From:

Sent: 30 June 2021 19:03

To: West Planning <West.Planning@kirklees.gov.uk>

Subject: Fwd: Planning application 2021/91239 amended plans comments

Begin forwarded message:

From:

Date: 30 June 2021 at 18:00:10 BST

To: neil.bearcroft@kirklees.gov.uk

Subject: Planning application 2021/91239 amended plans comments

We see amended plans dated 17/6/21 were uploaded onto the Portal overnight on 23/6/21 so first available for public viewing on Thursday 24/6/21

Previous concerns from multiple commenters regarding the number of parking spaces remain the same. The garage for 412 may have changed position but the application form still states increasing parking spaces to 15 even if less cars are now shown diagrammatically on the amended plan. There is already garaging for 7 cars for the two properties . Why the need for 15 parking spaces as well ? That level of traffic is not appropriate on a single lane private drive that is a maximum of 70 yards from the extremely busy crossroads of Birkby and Halifax roads. Queues already regularly form on Birkby road up to the traffic lights with Halifax road. If multiple cars are waiting to exit

the private drive then anyone wanting to enter the drive won't be able to- causing further hold ups and backing up both ways on Birkby road . The proposed Kirklees Highways department changes to this major junction are to improve traffic flow. So parts of planning applications that could have an effect on these junction changes must be seriously considered.

It's not clear how far the retaining wall for 410 would encroach into the protected woodland and if pile driving will still be required . If the house building line is directly up to the red hatched protected woodland area, referred to frequently in previous objections, then the retaining wall presumably encroaches. It shouldn't be allowed to encroach at all, as per the Councils very own specific planning conditions applied to the original property just over 7 years ago.

Just one window has been removed from the eastern wall of 410 in the amended plan So it still doesn't comply with the councils specific condition just over 7 years ago stating no additional windows to what is in the current bungalow.

Kirklees Planning put in place the above two conditions for the original bungalow for good reasons. Those reasons remain and should continue to be enforced. Otherwise what is the point in ever conditioning planning applications in the first place.

In supporting information document 879450 -Valley Head Street View. The trees are shown in full leaf and from the air not ground level - presumably to try to demonstrate an adequate level of privacy for all the properties on the photograph from the proposed development? These mature trees are all deciduous and so for six months of the year the level of privacy for these properties will be drastically less than these photographs seem to be trying to prove.

Yours sincerely



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