

About the application

Application number: 2021/62/91914/E	
What is the application for?:	Demolition of one dwelling, erection of 45 dwellings with access and associated
Address of the site or building:	rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I wish to object on principle, and in the strongest terms, to the above application.

Leaving aside the (important) issues of inadequate drainage and local infrastructure, both of which are manifestly insufficient to cope with a development of this size, the principal concern with the unacceptability of this proposal relates to safety concerns emanating from a very significant increase in vehicular use of a narrow roadway with poor visibility significantly exacerbated by roadside parking at all hours of day and night.

It would seem clear that approval of the development is (according to the transport assessment – id 871099) conditional on the provision of a new vehicular layby on the west side of Northorpe Road. This layby is to be constructed on an oasis of 'green' land, the ownership of which appears open to question, in that the Land Registry indicates that this area belongs to Northorpe Hall whilst Kirklees Council claim ownership but are seemingly not prepared to produce documentation to substantiate this contention. Such an approach reeks not only of legal opportunism (which is unlikely to stand up to appropriate judicial scrutiny) but also of highly questionable morality on the part of the council, whose actions do nothing to improve the reputation of those individuals associated with presenting this application for consideration.

Regardless of the true ownership of this strip of land, the mere necessity for the approval of the development to rest on 'developing' an area of contested ownership in this way surely confirms the unsuitability of this application. If the necessity for a layby is based on the requirement to prohibit roadside (or pavement) parking within the vicinity of the proposed new junction, to ensure adequate sightlines for safety, then provision for half a dozen vehicles is totally inadequate, and in the absence of the development itself being redesigned to provide additional safe (and reserved) parking for existing residents of Northorpe Lane (obviously at the expense of some of the anticipated new houses) then these plans are clearly incompatible with road safety.

If it is truly required that a strip of grassland must be sacrificed to ensure (allegedly) that 'safe' vehicular access is maintained (including of course that of emergency vehicles) then it is patently evident that this development is wholly disproportionate to the site for which it is proposed. The plans as currently constituted are clearly not fit for purpose and accordingly should be rejected forthwith on grounds of road safety.