

Planning Case officer
Richard A Gilbert
Kirklees Council
By email

26th July 2022

Dear Mr Gilbert,

I wish to query with you the latest changes to the plans for planning application 2021/91914 at 28 Northorpe Lane, Mirfield. In my previous correspondence of 16 June 2022 (Ref 1, see attachment and also at https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/downloadaddocument.aspx?application_number=2021%2f91914&file_reference=938089&size=505814

), I explained my observation that the current plans *at the time* did not show a minimum distance stipulated by Kirklees Planning Officers of 21 meters being present between the habitable windows of Plot 11 of the application and the existing property at 3 Northorpe Court.

The application has since been revised on 12 July 2022 but no correction on the plans increasing the separation between the two buildings has taken place. Please could you tell me if:

1. The applicant has been made aware of this present failure to meet the Planning Officers' previous stipulation?
2. How this application can possibly be approved in its current state considering the above situation?

I will reiterate that previously the applicant did make amendments to the separation between certain other properties to achieve at least 21 meters between them. The question then arises,

3. Why has the same '21 metre between habitable windows' ruling not been applied to Plot 11 and 3 Northorpe Court ?
4. Furthermore, on the matter of safe road radii and unsighted bends, please could you explain why there is a dangerous bend still present on the current plans adjacent to plot 28 ? I described the danger and non-compliance with Kirklees' Council's own advice to the applicant, in my letter of 16 June 2022?

In your role as a public servant, I would really appreciate a swift response please, explaining why no amendments to make these plans compliant has been made ? If there is no way for you to explain this situation, I would question the point in this application as it now stands being brought in front of a planning committee, since being in a non-complaint state this cannot be approved and would surely therefore be a waste of public time and money ?

I look forward to hearing from you at the soonest opportunity, considering there is an approaching Planning committee date on the 4th of August 2022.

Thank you,