

From:
To: [RichardA Gilbert](#)
Cc: [DCAdmin](#);
Subject: Application number 2021/94552
Date: 16 March 2022 14:31:23

Please find attached my comments ref planning application 2021/94552

Please reply back to

Regards

The Jones Tool Co Ltd SASS
198 Barnsley Road
Denby Dale
Huddersfield
HD8 8TS

Application Number: 2021/94552

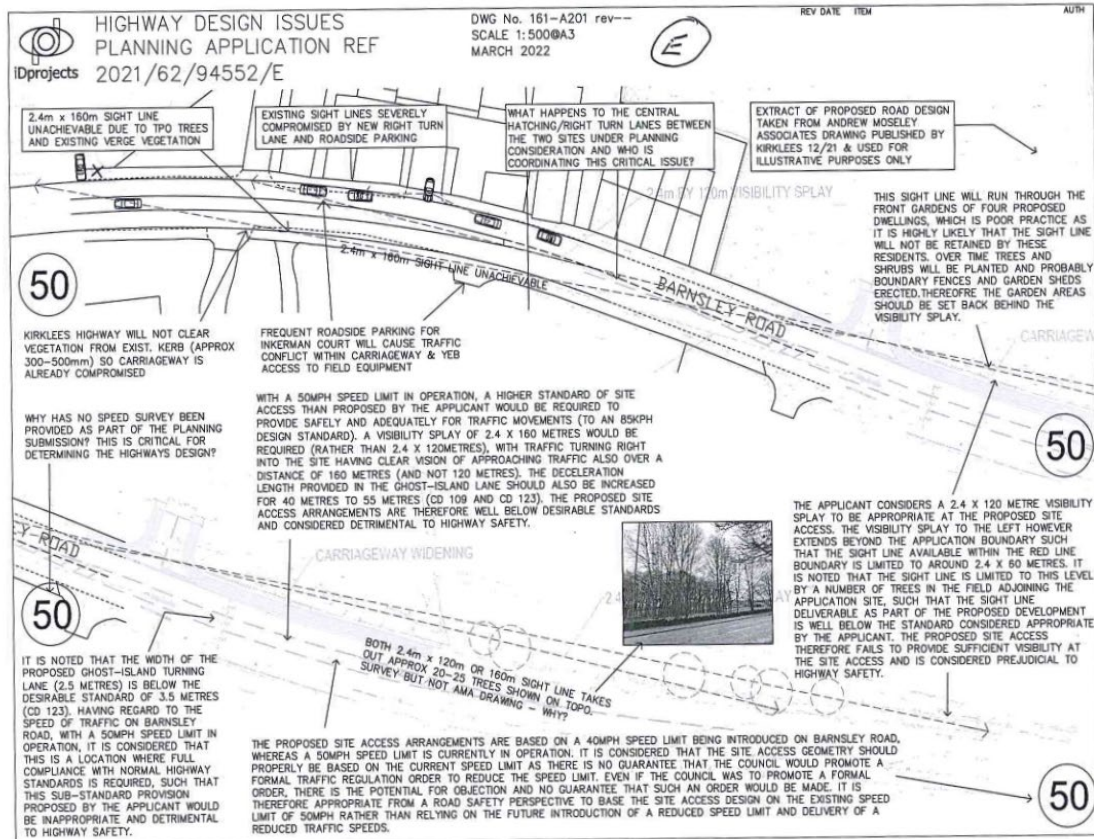
To whom it may concern,

The Jones Tool Co SSAS currently owns land WYK2560 adjacent to the proposal which is currently not land locked. We are concerned that under this development the land on the north side of Barnsley Road behind Inkerman Court is in danger of becoming land locked. The access to this land under this proposal appears to disappear. (Shown on attachment B1 plot 50) The current access seems to have been blocked. (See attachment D)



The land South of Barnsley Road WYK2560 with access from the main road has an extremely dangerous entrance (blind corner) as it stands at this moment in time. Access to this land is required by Northern Power Grid periodically so they can inspect mains pole Inkerman Mill 186. The proposed development of plot 50 to 53 along the north side of Barnsley Road will further restrict the sight line of the entrance of WYK2560 (see attachment E)





D

Pegasus Planning Group Ltd
Pavilion Court, Green Lane
Garforth
Leeds
LS25 2AF

FAO Mr C Calvert

By Special Delivery by 9AM

Our ref: IRH/JON273/1

14th March 2022

Dear Sirs,

**Kirklees Council planning application 2021/62/94552/E
Land at Barnsley Road, Denby Dale, Huddersfield, HD8 8TS**

We act for The Jones Tool Company Limited Self-Administered Pension Scheme which owns land on the north side of Barnsley Road. Our client is concerned that the above-referenced application for planning permission to build 53 houses submitted by you on behalf of Strata Homes Limited will encroach on its land.

We enclose with this letter official Land Registry copies of our client's title register and plan for WYK2560 together with a Land Registry Map Search 'snapshot' that better shows the location of the parcels of land comprised within that title.

It would appear from the application submitted the access to our clients' land has been blocked by the form of a padlocked wooden gate. Our client confirms that for 25 years this access has never had any form of gate and has been used as a path/access without restriction or hindrance.

Please confirm that your client's planning application will not involve any development of our client's land and that access to that land will be preserved. Our client needs vehicular access to his land at least 3 metres wide.

We await hearing from you.

Yours faithfully

Associate Solicitor
Eaton Smith LLP



HIGHWAY DESIGN ISSUES PLANNING APPLICATION REF

IdProjects 2021/62/94552/E

DWG No. 161-A201 rev--
SCALE 1:500@A3
MARCH 2022

1

REV DATE ITEM

AUTH

2.4m x 160m SIGHT LINE
UNACHIEVABLE DUE TO TPO TREES
AND EXISTING VERGE VEGETATION

EXISTING SIGHT LINES SEVERELY
COMPROMISED BY NEW RIGHT TURN
LANE AND ROADSIDE PARKING

WHAT HAPPENS TO THE CENTRAL
HATCHING/RIGHT TURN LANES BETWEEN
THE TWO SITES UNDER PLANNING
CONSIDERATION AND WHO IS
COORDINATING THIS CRITICAL ISSUE?

EXTRACT OF PROPOSED ROAD DESIGN
TAKEN FROM ANDREW MOSELEY
ASSOCIATES DRAWING PUBLISHED BY
KIRKLEES 12/21 & USED FOR
ILLUSTRATIVE PURPOSES ONLY

THIS SIGHT LINE WILL RUN THROUGH THE
FRONT GARDENS OF FOUR PROPOSED
DWELLINGS, WHICH IS POOR PRACTICE AS
IT IS HIGHLY LIKELY THAT THE SIGHT LINE
WILL NOT BE RETAINED BY THESE
RESIDENTS. OVER TIME TREES AND
SHRUBS WILL BE PLANTED AND PROBABLY
BOUNDARY FENCES AND GARDEN SHEDS
ERECTED THEREFORE THE GARDEN AREAS
SHOULD BE SET BACK BEHIND THE
VISIBILITY SPLAY.

KIRKLEES HIGHWAY WILL NOT CLEAR
VEGETATION FROM EXIST. KERB (APPROX
300-500mm) SO CARRIAGEWAY IS
ALREADY COMPROMISED

FREQUENT ROADSIDE PARKING FOR
INKERMAN COURT WILL CAUSE TRAFFIC
CONFLICT WITHIN CARRIAGEWAY & YEB
ACCESS TO FIELD EQUIPMENT

WHY HAS NO SPEED SURVEY BEEN
PROVIDED AS PART OF THE PLANNING
SUBMISSION? THIS IS CRITICAL FOR
DETERMINING THE HIGHWAYS DESIGN?

WITH A 50MPH SPEED LIMIT IN OPERATION, A HIGHER STANDARD OF SITE
ACCESS THAN PROPOSED BY THE APPLICANT WOULD BE REQUIRED TO
PROVIDE SAFELY AND ADEQUATELY FOR TRAFFIC MOVEMENTS (TO AN 85KPH
DESIGN STANDARD). A VISIBILITY SPLAY OF 2.4 X 160 METRES WOULD BE
REQUIRED (RATHER THAN 2.4 X 120METRES), WITH TRAFFIC TURNING RIGHT
INTO THE SITE HAVING CLEAR VISION OF APPROACHING TRAFFIC ALSO OVER A
DISTANCE OF 160 METRES (AND NOT 120 METRES). THE DECELERATION
LENGTH PROVIDED IN THE GHOST-ISLAND LANE SHOULD ALSO BE INCREASED
FOR 40 METRES TO 55 METRES (CD 109 AND CD 123). THE PROPOSED SITE
ACCESS ARRANGEMENTS ARE THEREFORE WELL BELOW DESIRABLE STANDARDS
AND CONSIDERED DETRIMENTAL TO HIGHWAY SAFETY.

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CARRIAGEWAY WIDENING

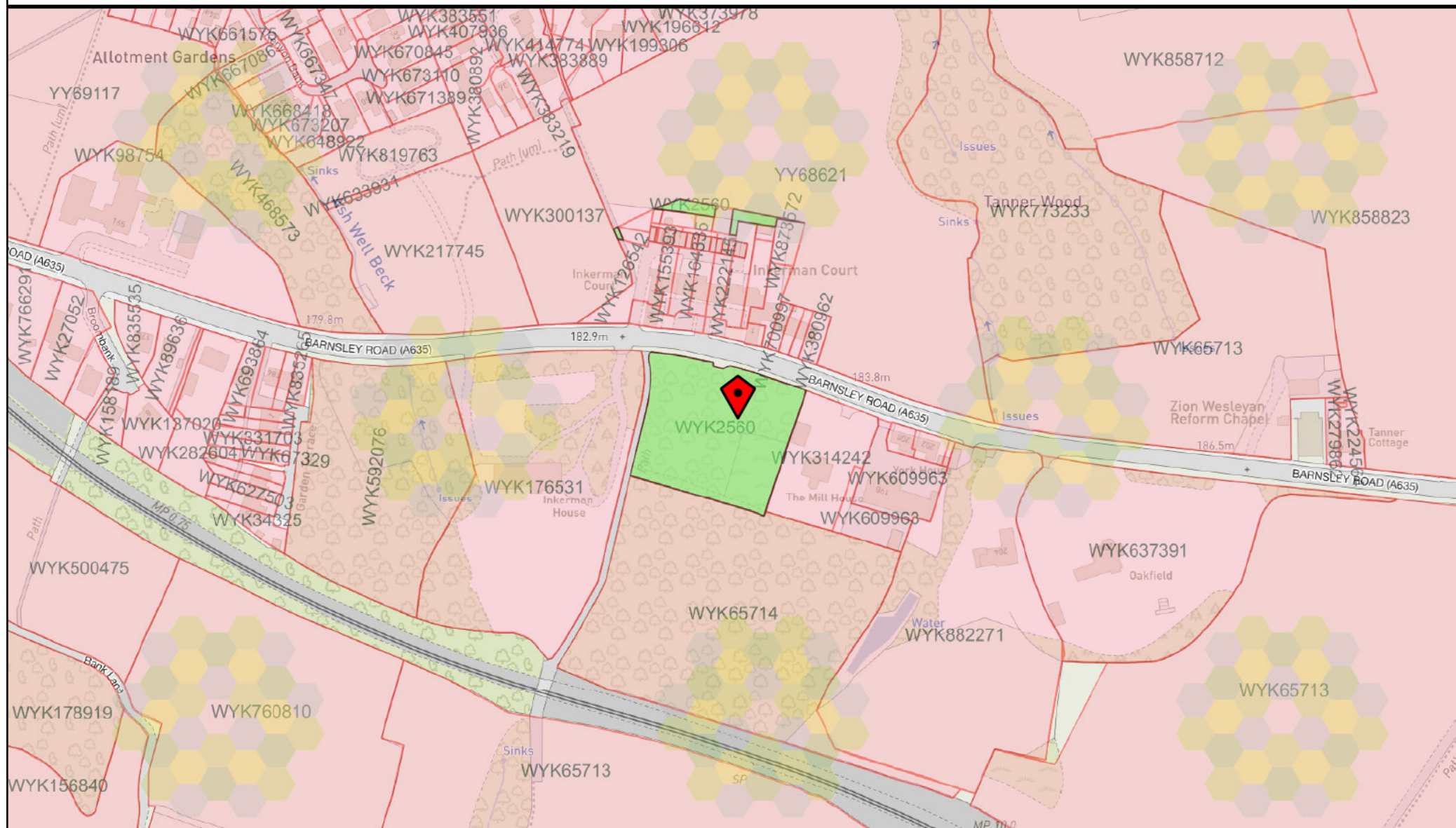


THE APPLICANT CONSIDERS A 2.4 X 120 METRE VISIBILITY
SPLAY TO BE APPROPRIATE AT THE PROPOSED SITE
ACCESS. THE VISIBILITY SPLAY TO THE LEFT HOWEVER
EXTENDS BEYOND THE APPLICATION BOUNDARY SUCH
THAT THE SIGHT LINE AVAILABLE WITHIN THE RED LINE
BOUNDARY IS LIMITED TO AROUND 2.4 X 60 METRES. IT
IS NOTED THAT THE SIGHT LINE IS LIMITED TO THIS LEVEL
BY A NUMBER OF TREES IN THE FIELD ADJOINING THE
APPLICATION SITE, SUCH THAT THE SIGHT LINE
DELIVERABLE AS PART OF THE PROPOSED DEVELOPMENT
IS WELL BELOW THE STANDARD CONSIDERED APPROPRIATE
BY THE APPLICANT. THE PROPOSED SITE ACCESS
THEREFORE FAILS TO PROVIDE SUFFICIENT VISIBILITY AT
THE SITE ACCESS AND IS CONSIDERED PREJUDICIAL TO
HIGHWAY SAFETY.

IT IS NOTED THAT THE WIDTH OF THE
PROPOSED GHOST-ISLAND TURNING
LANE (2.5 METRES) IS BELOW THE
DESIRABLE STANDARD OF 3.5 METRES
(CD 123). HAVING REGARD TO THE
SPEED OF TRAFFIC ON BARNSELEY
ROAD, WITH A 50MPH SPEED LIMIT IN
OPERATION, IT IS CONSIDERED THAT
THIS IS A LOCATION WHERE FULL
COMPLIANCE WITH NORMAL HIGHWAY
STANDARDS IS REQUIRED, SUCH THAT
THIS SUB-STANDARD PROVISION
PROPOSED BY THE APPLICANT WOULD
BE INAPPROPRIATE AND DETRIMENTAL
TO HIGHWAY SAFETY.

BOTH 2.4m x 120m OR 160m SIGHT LINE TAKES
OUT APPROX 20-25 TREES SHOWN ON TPO.
SURVEY BUT NOT AKA DRAWING - WHY?

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0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 14 MARCH, 2022



Title number	Estate information	Address
WYK2560	Freehold	LAND ON THE SOUTH SIDE OF BARNSLEY ROAD, DENBY DALE, HUDDERSFIELD