Search application details

Application number: 2022/62/92097/W	
What is the application for?:	Erection of two storey extension and alterations
Address of the site or building:	The Veterinary Hospital, 131, Somerset Road, Almondbury, Huddersfield, HD5 8HN
Postcode:	HD5 8HN

User comments

Type of comment: An objection	
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Objection due to on going nuisance parking issues and road safety concerns.
Original application quoted that the business had outgrown their previous premises at maple Street (45 staff) and that the new premises would enable growth with an additional 8 Fulltime and 4 part time staff. There are now over 100 staff listed on the website as based out of the Almondbury branch exacerbating and as demonstrated leading to car parking concerns on surrounding roads.
Original transport statement 4.4 Parking Provision - Stated for vetinary type uses the Kirklees guidance suggests a maximum provision of 4 spaces per consulting room (visitors), 1 space per doctor/equivalent and 1 space per 3 staff. Based on the 6 consulting rooms with up to 10 vets and c.27 staff. Therefore requires 24 visitor spaces, 10 vets and 9 other(43 total). 41 were proposed.
Taking the new extension into account and the revised Technical Note: highways sept. 2021 - increasing number of consulting rooms from 6 to 10. They have suggested this will have negligible effect. But Kirklees policy would equate to requirement for 16 additional car park spaces.

The technical note says in 5.1 Traffic generation; ...due to scale, and low levels of traffic on somerset road we believe the impact of traffic generated will be minimal. This is factually incorrect and flawed.

The monthly visit of an articulated vehicle lorry scanner occupies a number of spaces. Additionally creates a nuisance noise to local residents overnight. The vehicle then is reversed out over the somerset road mini roundabout into Longley road (where cars are parked by the junction in contravention of the highways code section 243 (10 meters). This movement has been observed with a banks person operation with no hi vis wear and on a mobile phone which is deemed a high risk.

In adition ot the above the existing nuisance parking covers a growing number of vehicles now parking on Broadgate, Somerset Road, Longley Road, Almondbury Bank, Foxglove Roads. Parking observed adjacent bus stops, junctions, on bends and double parking. All in contravention of s.243. On this basis I believe the planning should not be consented.