Name:
Address: 24 Grimescar Meadows, Huddersfield, HD2 2DZ
Phone:
Objection: for Planning Application 2022/62/93615/W

7. Further Comments for Objection

a) Grimescar Meadows Is An 'A4 Accessway'
An email from the Highways department at Kirklees Council confirms that Grimescar Meadows is an A4 Accessway, which is a *"shared usage road. These are roads that do not have footways and the carriageway is used by both vehicles and pedestrians. They usually have a 1.8 metre service margin instead of a footway in which the utilities are laid and form part of the public highway."*

This reinforces the points previously made, and concurs with other Neighbour Representations about pedestrian and highway safety concerning the number of commercial vehicles arriving into Grimescar Meadows (as well as their dangerous manoeuvres) for the pharmacy business at No 26.

b) Parking On The Service Margin Continues to Obstruct Access To My Driveway
With the commercial vehicles continuing to park in the "*non-communal parking area"*, which is in fact part of the public highway, the access to my driveway continues to be obstructed. In this video we can see an AAH Pharmaceuticals van unloading a large delivery and obstructing the Joint Access. This is as recent as 20 December 2022.

c) Parking Adjacent To The Joint Access Continues to Obstruct Access To My Driveway
With the commercial vehicles continuing to park adjacent to the Joint Access for No 24 and No 26, the access to my driveway continues to be obstructed
This is as recent as 22 December 2022.

d) Queuing Traffic Persists
The issue related to queuing traffic for No 26 continues. In this video we can see the 'part time delivery driver' queuing behind the Royal Mail van. As soon as the Royal Mail van starts to leave, the delivery driver in the car takes its place. This is wholly unreasonable within a residential area, even more so where the amount of traffic is generated by just one property on a street. This is as recent as 21 December 2022. I concur with comments made within other Neighbour Representations.

e) Commercial Rubbish & Environmental Impact Persists
The co hicles continue to drop litter on the street from their deliveries to No 26 This is as recent as 22 December 2022.

f) Excessive Wear And Tear On The Highway & Pedestrian Safety

As the grass verge as part of the 1.8m Service Margin adjacent to No 26 has been paved over (contravening highway rules as well as the Restrictive Covenants for Grimescar Meadows), the vehicles arriving in connection with the pharmacy business constantly parking on and driving over the Service Margin have left it in a terrible state of repair

Not only is the Service Margin in a terrible state of repair, due to the tarmac buckling under the strain of the commercial vehicles, the BT manhole cover has become exposed/raised above the surface, making it a trip hazard for pedestrians

The manhole cover has also become loose, which makes a very loud noise when vehicles pass over the cover

I concur with comments made within other Neighbour Representations.

g) The Pharmacy Business Has Never Been Inspected

Ref 1.3 in the Planning Statement states that the *"General Pharmaceutical Council have inspected and approved the premise [sic] initially and on an ongoing basis"*. According to their website which lists inspections, the pharmacy business being run from No 26 Grimescar Meadows has never been inspected by the General Pharmaceutical Council

Note that there is no such entity known as *"NHS England Leeds"* and therefore it is highly doubted that the NHS have inspected this pharmacy business. In any case the relevant NHS entity for the Huddersfield area is "Calderdale and Huddersfield NHS Foundation Trust" and the Planning Statement makes no reference to this entity performing inspections on the business.

Where the pharmacy business being run from No 26 has actually been inspected, the applicant should be required to publish the inspection reports as part of the public consultation process. Pharmacies offer services to the community and this is in the public interest.

h) Use of Domestic / Household Waste Collections By The Pharmacy Business

Further to Mike Hibbert's (Kirklees Council Waste Strategy, Refuse & Recycling) comments that *"Domestic / Household waste collections must not be used for the disposal or recycling of commercial wastes generated on site"*, there is further evidence to suggest that the domestic wheelie bins are being used to dispose of commercial waste from the business at No 26, as can be seen in this video (Note that this is as recent as 6th December 2022).

Why does this property need to use 3 green wheelie bins when other properties only have 1, given that the household and the property itself is no larger than others on Grimescar Meadows?

i) Pharmacy Business Operates Beyond 9am to 5pm

There is further evidence to suggest that the business operates beyond 9am to 5pm. This video shows an employee arriving at No 26 at 8:16am and another video shows the same employee and others leaving after 6pm on the same day Note that these videos do not include the movements of the "part time delivery driver" (ref 1.13 in the Planning Statement).

j) A Garage Is Too Small To Operate The Pharmacy Business

Ref 1.14 of the Planning State states that *"The pharmacy only occupies the converted garage area…"*. As stated in my comments on 13 December 2022, the applicant has built a structure at the rear of the house specifically for operating the business (which contradicts this statement).

Furthermore it is difficult to understand how the pharmacy business with 4 employees (plus 2 directors), the necessary equipment, the CCTV system, the stock arriving from 10-12 vehicles per day, and an appropriate place for waste management can all be placed within and operated from a single-sized garage, which would be no larger than approximately 2.5m x 5m. As such, it is highly likely that the business is also being operated from other parts of the dwelling.

k) 4 Businesses Registered At No 26 Grimescar Meadows

It is worth noting that there are actually 4 companies registered at No 26 Grimescar Meadows.

l) Large Number Of Neighbour Representations Received By The Council

As at 22 December 2022, I understand that Kirklees Council has received a large number of Neighbour Representations regarding the planning application for the pharmacy business at No 26. It is abundantly evident that residents of Grimescar Meadows are concerned about the negative impact on their residential amenity, the negative impact on highway and pedestrian safety and the overall negative impact on the local amenity and the character of the residential area. As the pharmacy business continues to grow (as would be the inevitable objective of any successful business), the problems will only get worse.

It is evident that residents do not want the business to be run from Grimescar Meadows, nor do they or the local area benefit in any way as a result of the business continuing to be operated from No 26.