

From:
To: [DCAdmin](#)
Subject: Planning application number 2022/62/93692/W
Date: 23 November 2022 08:57:55

Hello

I'm writing to add comment on planning application number 2022/62/93692/W

I am the owner of Peveril Cinderhills where access is required over my land.

Please see attached my concerns.

Please can you confirm receipt of my email and attachment and also please can this be shared with the highways department who I believe are undertaking their own assessment.

Kind regards

22nd November 2022

Planning application number 2022/62/93692/W

To whom it may concern

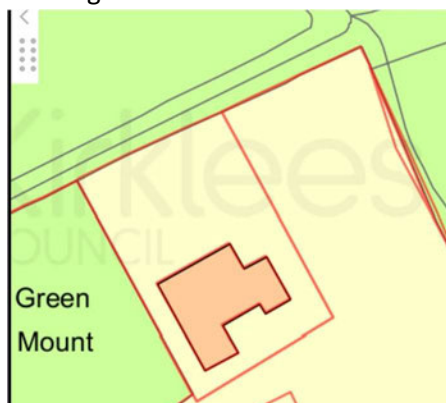
Further to the above application submitted 14th November 2022, I am the land owner and resident of Peveril which is land that gives the only access to Green Mount. The application shows the access across my land. I have not been consulted nor have I given any approval supporting the application.

The current house, Green Mount has access only via my land and private drive, I do not give permission for any additional properties or changes to the access lane to be accessed.

My concerns are highlighted in the following 9 points:

1. I do not grant permission for any additional houses to have access beyond the 5 dwellings with access, these are: Peveril, Bramble Hedge, Belvedere, Green Mount and Notre Revie.
2. The driveway is a single track right of way access to Green Mount and not shared ownership access as stated on the application.
3. I do not give permission for any widening, pruning or removing of vegetation, trees or verges as stated and highlighted in the application.
4. The current access is via a dirt track and not suitable to any additional cars and I do not give permission for this access to change or to be tarmacked etc as stated in the application. This track has been the same access to the proposed field for more than 90 years.
5. Historically I enquired with Kirklees around having a 6th house (with access from the shared access drive at the rear of Peveril), but I was clearly told by Kirklees this would be refused based on there already being 5 dwellings sharing a single driveway with no scope to widen the access suitably.
6. Altering the access would mean increased traffic on the private road and the proposed addition of "improving" the drive (without my consent) would encourage faster use on a section of track which would be dangerous to myself, other residents and pets as there is extremely limited visibility. Both myself and other residents with access are elderly and retired and frequently walk around the private lane and the thought of both additional vehicles and heavy construction vehicles worries me significantly for my health as the corners are blind and with no pavements.
7. The planning application refers to the existing use of the site as "Residential". This feels to be an incorrect statement as the existing use for many years even from the 1930's has been as farming land with the grazing of sheep, pigs and chickens etc. The outbuildings which have now been proposed to be changed to garage and garden store are currently a series of pig sheds.

The garden of Green Mount can be seen by the line showing the border of the garden and separating from farming land and not an extension of the garden



8. The 200m access route proposed from Cinderhills Road to the land at Green Mount has no passing places available making access dangerous. The Paragon Highways report suggests passing places are available or can be made which is not the case. The application will not be able to meet Kirklees Council Highways Standard including passing places every 10metres. See below series of pictures demonstrating this:

Rear of Belvedere showing no passing spaces and obscured view



Access route behind Belvedere showing the rear parking space for Peveril.



Access route behind Belvedere showing the rear parking space for Peveril. (reverse view)



Access route from Peveril to land at Green Mount showing the rear parking space with no passing places



Access route behind Peveril showing no passing places (reverse view)



Access route from Cinderhills Road to Belvedere. This shows no passing places. Cars are parked daily for visitors to Belvedere , Peveril and Bramble Hedge etc



9. Access to the private road from Cinderhills Road has obscured access by neighbouring hedging and telegraph post. This was highlighted as such on previous planning applications and has not changed and makes entry and exit to the public highway difficult. Increased vehicle access of 3 cars could lead to a increase in vehicles meeting and manoeuvres on an increasingly busy highway given the number of developments in the area in recent years. Please see below view from Cinderhills Road showing the obscured access. The changes proposed by Paragon Highways would:
- i. Do nothing to improve visibility
 - ii. The suggested changes to the drive would not be approved by the land owner

View from Cinderhills Road to private road showing significantly obscured view



View from private road entry to Cinderhills Road showing significantly obscured view



View from Cinderhills road showing no passing places

