
From:**Sent:** 20 December 2022 15:26**To:** Stuart Howden <Stuart.Howden@kirklees.gov.uk>**Subject:** Planning Application 2022/62/93783 Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD

Dear Mr Howden,

We write regarding Planning Application 2022/62/93783 in relation to Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD.

We understand that our neighbours, _____ have written to you in regard of this application, pointing out irregularities in the Certificate B Notice and informally raising other material concerns with the application. We would like to add our voice to these concerns ahead of the deadline for objections.

Myself and my partner are owner-occupiers of Hollin Brigg Cottage, one of the four residential properties at Hollin Brigg served by the lane that is also the north access to residents of Moss Edge Farm, where the development is proposed. I believe _____ explained the rights of way and ownership of the lane in their e-mail to you.

All residents of Hollin Brigg met with the applicant, Mr Heleine, on 04 December 2022 to express our concerns about the access difficulties and potential traffic along the lane that would ensue if the application were granted in its present form. Our principal concern is that the lane, which is

unadopted and unmaintained, is too narrow for the amount of traffic expected for the three proposed holiday lets and the residential access to two properties. There are no passing places for two-way traffic and widening the lane within the Hollin Brigg enclave is not an option. There is one area where the lane broadens out slightly, adjacent to the bottom of our garden. This area has been used inappropriately as a turning/passing place for vehicles, which on two occasions has resulted in collisions with the boundary wall of our garden, knocking it down and necessitating costly repairs.

Mr Heleine reassured us that the application would be amended such that access to the proposed holiday lets would be to the south of Moss Edge Farm and from the Ramsden Road. Myself and my partner agreed that this would mitigate the extra traffic to the farm and would be a satisfactory amendment. However, the access on planning application 2022/62/93783 has not been amended to reflect our discussions. We therefore bring our concerns to your attention. We stress that we have no other objections to the development as proposed.

We understand that because the lane is private and unadopted, it cannot serve more than five properties (i.e., four houses and the farm) and have been advised that this could be considered reasonable grounds for objection. However, we wish to work constructively with Mr Heleine and his family to reach a conclusion that is mutually acceptable.

Yours sincerely

Hollin Brigg Cottage