

**From:** [Alice Downham](#)  
**To:** [DCAdmin](#)  
**Subject:** FW: LAND OFF THORNHILL ROAD, DEWSBURY, WF12 9QE - 2023/62/90209/E  
**Date:** 06 March 2023 10:36:30

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Good morning

Please could the attached objection be added to the file?

Thanks,  
Alice

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**From:**  
**Sent:** 06 March 2023 09:37  
**To:** Alice Downham <[Alice.Downham@kirklees.gov.uk](mailto:Alice.Downham@kirklees.gov.uk)>

**Subject:** LAND OFF THORNHILL ROAD, DEWSBURY, WF12 9QE - 2023/62/90209/E

Dear Miss Downham,

We have been instructed by our client to prepare and submit an objection in relation to the above planning application on land off Thornhill Road. Our client is a longstanding tenant of the proposed application site and since 2015 has operated a vehicle auto breakers yard. The application site is mostly occupied by our client's breakers yard business, which comprises a central yard surrounded by several buildings, mostly used for storing dismantled car parts. There are three additional vehicle-related businesses that operate from small industrial units/workshops that front Thornhill Road.

In summary, Our client considers that this application conflicts with the Local Plan policy for a variety of reasons, in particular, the proposed loss of a designated Priority Employment Area to residential use; and the lack of appropriate sequential test and exception test assessments for a site located in Flood Zone 3a. In light of this policy conflict, we consider that this application should be refused.

We trust that the above and the attached letter of objection are self-explanatory and we would be grateful if you keep us notified about the progress of this application.

If you have any queries, then please contact us at the number listed below.

Kind Regards,

**FAO: Miss A Downham**  
Planning

06 March 2023

Dear Miss Downham,

**LAND OFF THORNHILL ROAD, DEWSBURY, WF12 9QE**  
**ERECTION OF DETACHED DWELLING AND TWO-STOREY WORKSHOPS**  
**(2023/62/90209/E)**

We have been instructed by our client to prepare and submit an objection in relation to the above proposed development.

Our client is a longstanding tenant of the proposed application site and since 2015 has operated a vehicle auto breakers yard. sells quality used car parts, specialising in VW, Seat, Audi and Skoda cars, and more recently hybrid/electric vehicles. Since commencing operations, our client has invested heavily in the site, and this has enabled the business to grow and become a valuable service that is well-used by the local community and numerous local businesses.

is a successful business that supports the employment of 5 members of staff. Our client wishes to continue to trade from this location and make further investments into the site in the future in that regard.

Our client considers that this application conflicts with the Local Plan policy for a variety of reasons, in particular, the proposed loss of a designated Priority Employment Area to residential use; and the lack of appropriate sequential test and exception test assessments for a site located in Flood Zone 3a. In light of this policy conflict, we consider that this application should be refused.

### **The Site**

The application site is mostly occupied by our client's breakers yard business, which comprises a central yard surrounded by a number of buildings, mostly used for the storage of dismantled car parts. There are three additional vehicle-related businesses that operate from small industrial units/workshops that front Thornhill Road.

The site is accessed off Thornhill Rd and has a site area of 0.2 ha (2,000 m<sup>2</sup>). The site is fully occupied and we consider that the character of the four businesses that trade from this location fully accords with the allocation of the site as a Priority Employment Area in the Kirklees Local Plan (*PEA36 - Dewsbury Mills, Thornhill Road, Dewsbury – 5.25 Ha<sup>1</sup>*).

Immediately adjacent to the site to the east is a Riding School, with an access road/track running to the north of the proposed application site which is also a Public Right of Way (DEW/118/10).

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<sup>1</sup> Kirklees Local Plan (Allocations and Designations 2019)

## Planning History

The planning history indicates that planning permission for the existing breakers yard operation was granted in December 2012 (2012/93175).

There have been two previous proposals for residential development at the site (refs: 2011/9473 and 2011/90925), but one application was withdrawn and one application did not proceed. There is limited background information available about these proposals on the Council's Public Access website, however we note that in respect of application 2011/90925, there is a Policy consultation response that states the following:

*"PPS25: Flood Risk The site lies in an area of high flood risk, as defined by PPS25 (known as Flood Zone 3a) according to the indicative map. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year (Zone 3a). Because of this, PPS25 requires that a Site-specific Flood Risk Assessment be carried out. Within this zone, the "water-compatible" and "less vulnerable" uses set out in Table D.2 of PPS25 are appropriate. "More vulnerable" uses which include dwellings should only be permitted in this zone if the Exception Test is passed and there are no sequentially preferable sites, which should be demonstrated by carrying out a PPS25 Sequential Test.*

*The applicant has submitted a FRA with the application, but doesn't appear adequate for residential development within Flood Zone 3. The Environment Agency should be able to comment further on this matter. The applicant does not appear to have submitted a PPS25 Sequential Test or demonstrated that the Exception Test can be passed. The search for potential alternative sites as part of the sequential test should comprise a comprehensive search of the whole of Kirklees, including a review of sites identified in the UDP, HLSR and ELSR and a search of available sites with property agents as a minimum to explore any potential sites."*

It is our view that in respect of flood risk policy, very little has changed since the submission of application 2011/90925. The site is located in an area of high flood risk and in accordance with national and local policy there is a need to demonstrate compliance with the sequential test, to demonstrate that there are no suitable alternative sites in lesser zones of flood risk. There is also a requirement to demonstrate compliance with the exception test.

Loss of employment land did not arise as an issue with application 2011/90925, however this is because the application pre-dated the designation of the site as a Priority Employment Area in the Kirklees Local Plan.

## Planning Policy

The development plan for Kirklees was adopted on 27th February 2019 and is in three parts: the Local Plan Strategy and Policies document, the Local Plan Allocations and Designations document and the Development Plan Policies Map.

The Local Plan Policies Map confirms that all of the subject site is allocated as Priority Employment Area (PEA36 - Dewsbury Mills, Thornhill Road, Dewsbury – 5.25 Ha). **Policy LP8 Safeguarding employment land and premises** of the Local Plan Strategy and Policies document sets out the approach that should be undertaken in respect of development proposals in such areas:

## **Policy LP8**

### **Safeguarding employment land and premises**

1. Proposals for development or re-development for employment generating uses (as defined in the Glossary) in Priority Employment Areas will be supported where there is no conflict with the established employment uses (as defined in the Glossary) in the area. In instances where the site is out of centre and the proposal includes main town centre uses then policy LP13 will need to be applied.
2. Within Priority Employment Areas, proposals for redevelopment resulting in a non-employment generating use, or for the conversion or change of use of sites and premises in use or last used for employment, will only be supported where:
  - a. it can be demonstrated that the site or premises are no longer capable of employment use; and
  - b. the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.

In respect of proposals for non-employment use, Para 7.19 of the Local Plan states that:

*“Applicants will need to demonstrate that the site or premises are no longer capable of employment use, the availability of business/industrial sites of equivalent quality in the area (this is particularly relevant in south Kirklees where existing employment sites are locally significant), that the proposed use is compatible with neighbouring uses and where applicable would not prejudice the continued use of neighbouring land for employment.”*

Para 7.20 goes on to say:

*“It should be demonstrated that the site has been marketed as a potential site for business and industry and why the building(s) do not fulfill the standards required by modern commercial uses. The period of marketing would need to be agreed by the Council and will be reflective of the significance of the employment asset. This would be assessed on a case by case basis; this allows flexibility as the stock is so varied. The Priority Employment Area assessment as set out in Appendix 3 of the Methodology Paper: Priority Employment Areas (October 2016), would be the starting point for this assessment.”*

It is considered that the other principal policy that is relevant to the consideration of this application is **Policy LP27 Flood Risk**. The full wording of the pertinent parts of this policy is as follows:

## **Policy LP27**

### **Flood risk**

Proposals for development which require a Sequential Test in accordance with national planning guidance will need to demonstrate that development has been directed to areas at the lowest probability of flooding, following a sequential risk based approach. The whole Kirklees district should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. If following application of the sequential test, there are no reasonably available sites which could accommodate the development in zones with a lower probability of flooding, it should also be demonstrated that a sequential approach has been applied within sites. This is to ensure that highly vulnerable and more vulnerable uses are directed towards the areas of lowest flood risk within the site. Proposals will also need to demonstrate that the exception test is passed, where applicable, as set out in national planning policy.

Proposals within flood zone 3ai will be assessed in accordance with national policies relating to flood zone 3a but with all of the following additional restrictions:

- a. no new highly vulnerable or more vulnerable uses will be permitted;
- b. less vulnerable uses may only be permitted provided that the sequential test has been passed and;
  - i. where extensions are linked operationally to an existing business or,
  - ii. where redevelopment of a site provides buildings with the same or a smaller footprint;
- c. all proposals will be expected to include flood mitigation measures such as compensatory storage which should be identified and considered through a site specific Flood Risk Assessment;
- d. development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.

Proposals must be supported by an appropriate site specific Flood Risk Assessment in line with national planning policy. This must take account of all sources of flooding set out in the Strategic Flood Risk Assessment and demonstrate that the proposal will be safe throughout the lifetime of the development (taking account of climate change). The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk. Mitigation measures, where necessary, should be proposed.

## **Grounds of Objection**

### Issue 1 - Loss of Employment Land Contrary to Policy LP8 of the Local Plan

All of the site is located in a Priority Employment Area under reference PEA36 – Dewsbury Mills, Thornhill Road, Dewsbury – 5.25 Ha. Local Plan **Policy LP8** sets out that proposals for development or re-development of sites for employment-generating uses in Priority Employment Areas will be supported where there is no conflict with the established employment uses in the area.

**Policy LP8** goes on to say that proposals for the redevelopment of a site resulting in a non-employment generating use will only be supported where it can either be demonstrated that the site is no longer capable of employment use and if the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.

In respect of the 2 new business units, this element of the proposal is, in principle, compliant with **Policy LP8**. However, we have concerns that the design of this part of the scheme is contrived and this is likely to adversely affect its attractiveness for business use. Issues include the small size and dimensions of the units; the size of the parking areas, which only appear suitable for the private car; the lack of unloading and manoeuvring space for larger commercial vehicles<sup>2</sup>; and the absence of roller shutter doors on either of the business units.

The proximity of the new business units to the proposed new dwelling also has to be considered from a residential amenity point of view. Whereas there are presently no residential amenity constraints on the operation of the existing businesses at the site (consistent with the designation of the site as a Priority Employment Area), there will be a need to consider the relationship between the new business uses and the proposed new dwelling. It is likely that the Council will need to restrict the hours of operation of the new business units, and potentially impose noise controls, therefore reducing their overall attractiveness to occupiers.

No details are proposed of the occupiers of the 2 new business units, and in the absence of such information, there is no certainty that these proposals will give rise to a net gain in economic activity or employment at the application site when compared to the existing situation.

Regarding the proposed dwelling, this is of a substantial size (3,190 sq.ft) and would occupy approximately 75% of the total area of the application site, which demonstrates that the great majority of the redeveloped site would be for non-employment use. In such circumstances, **Policy LP8** requires demonstration that this part of the site is no longer capable of employment use. However, this application fails that test for two important reasons.

**Firstly**, the current situation is not one where the site is vacant or existing businesses are winding down. All of the site is currently in use for employment, and our client wishes to continue trading in this location. The existing business is viable and supports the employment of 5 persons (additional employment is sustained by the other businesses on the site). Considerable investment has been made at the site by [redacted], and the business intends further investment. Accordingly, it can be seen that the site is perfectly capable of employment use. Furthermore, as explained at Page 1 of this objection, [redacted] provides a valuable service that is well-used by local community members and businesses.

Whilst the existing buildings at the application site are not modern, they are fit for purpose for the nature of the businesses they currently accommodate. Most of the buildings on the [redacted] element of the application site are simply used to store dismantled vehicle parts before they are sold or shipped off-site. Furthermore, [redacted] has an environmental licence to trade for the site and the business has received no complaints from the Planning, Environmental or Highways Departments of the Council. The business is clearly appropriate for the its current premises in that regard, and it is compatible with the Priority Employment Area allocation.

**Secondly**, where an applicant seeks to argue that a site is no longer capable of employment use, Para 7.20 of the Local Plan requires that it has been marketed as a potential site for business and industry. However, no such marketing exercise has been carried out by the Applicant. We would also suggest that such a marketing exercise would be futile, since our client has made it clear to the Applicant that

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<sup>2</sup> The Council's Highway Design Guide (2019) indicates that a shared turning head for an employment site should be a minimum diameter of 25m to enable either a 10m rigid or 16.5m articulated vehicle to turn clear of the individual unit forecourts.

wishes to continue trading from this site, and as such there would be strong market interest in business use. We understand that this also the position of the other businesses that occupy the site.

A third requirement of **Policy LP8** when non-employment proposals are brought forward is that the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment. However, the new dwelling would introduce a residential use into an area that is predominantly industrial in character. Not only could there be amenity conflicts with the proposed new business units, but there could be conflicts between the adjacent [redacted], which operates a warehouse with loading dock and service yard within 50m of the side elevation of the proposed dwelling. In the event that the [redacted] warehouse generates noise and activity incompatible with a residential use this could lead to complaints to the Council. The introduction of a residential use in this location could also constrain [redacted] ability to expand and invest in the future at their Thornhill Road site.

In summary, the proposed dwelling fails all aspects of **Policy LP8** and is contrary to the policy. There is also no certainty that the proposed business units will be attractive to business occupiers. The main rationale to the application appears to be to provide the Applicant with a large executive home, however this would be at the expense of our client's business and the other existing businesses on the site, together with the jobs those businesses sustain. There could also be indirect impacts on existing businesses in the area such as [redacted] given the creation of a new residential use and the potential for amenity conflicts.

Issue 2 - Lack of Sequential Test and Exception Test Assessments, Contrary to Policy LP27 of Local Plan

The Environment Agency Flood Risk Map indicates that the site is located mostly in Flood Zone 3a with a small area in Flood Zone 2. The Council's Strategic Flood Risk Assessment (SFRA) also confirms that most of the development site is in Flood Zone 3a with an area through the centre of the site designated as Flood Zone 3ai (Please see **Figure 1** below).



Figure 1: Extract from SFRA

Section 2.2.1 of the SFRA provides an explanation of Zone 3ai:

*“As part of this SFRA, a further indicative flood zone has been delineated called Flood Zone 3ai. Flood Zone 3ai includes developed land with the same level of risk as Flood Zone 3b where water would flow or be stored in times of flooding if not already constrained by development. In NPPF terms this is part of Flood Zone 3a but following discussions with the local authorities and the Environment Agency it was agreed that Flood Zone 3a should be subdivided. Identification of zone 3ai allows the councils to assess risk within 3a in more detail showing areas where existing development is likely to be restricting flood flows and water storage that would otherwise be within the functional floodplain.*

*Should sites in Flood Zone 3ai become available for new or further development (e.g. as brownfield sites) then both the risk at the sites and their role in managing flood risk in the surrounding area should be carefully considered with no increase in development footprint. Flood Zone 3ai includes the areas of land that would be in Flood Zone 3b if not already developed and should therefore be used as an indicator of flood risk, from a modelled 1 in 20/25 year event, to existing developed sites’.*”

In the light of the above, we consider that this is a sensitive site from a flood risk point of view. Furthermore, the inclusion of part of the site within Zone 3ai means that there should be no increase in development footprint in this specific area. In this context it can be seen that the Zone 3ai area (dark blue shading on **Figure 1** above) is currently located where the open yard of \_\_\_\_\_ is situated, but the proposals seek to provide the new dwelling in this area.

There would be a substantial increase in built footprint in the very part of the site where there should be no increase in footprint, and these proposals therefore have the potential to increase flood risk elsewhere contrary to **Policy LP27** of the Local Plan. Furthermore, the new dwelling would be a more vulnerable use (as defined by the Flood Risk Vulnerability Classification) in the most vulnerable part of the site from a flood risk point of view.

**Policy LP27** places a requirement upon applicants to demonstrate that development has been directed to areas at the lowest probability of flooding, following a sequential risk-based approach. The whole Kirklees District should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. The sequential, risk-based approach to the location of development is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk – such as the application site.

Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of sea or river flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of sea or river flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

While the submitted Flood Risk Assessment asserts that the risk of flooding at the application site from most sources (tidal, groundwater, sewer and reservoir) is low, the application has not been supported by an appropriate sequential assessment, with the conclusions of the submitted Flood Risk Assessment simply asserting that *“The most vulnerable land use, the residential property, is located at the highest part of the site in the north-west so is following the principles of the sequential test within the site constraints”*.

In our view, this statement represents a misunderstanding of the sequential, risk-based approach to the location of development. In order to comply with the sequential test it is necessary to demonstrate that there are no reasonable available alternative sites in lesser zones of flood risk in the District (ie, Zone 1 and 2) before consideration of a site such as this in Zone 3. No such information has been provided as part of the application.

Once the sequential test has been carried out it is then necessary to apply the Exception Test. Para 166 of the NPPF confirms that there are two elements to this:

- It should be demonstrated that the development would provide for wider sustainability benefits to the community that outweigh the flood risk; and
- It should be demonstrated that the development will be safe for its lifetime, taking into the account the vulnerability of its users, without increasing flood risk elsewhere.

Having regard to the above, no information has been provided within the Flood Risk Assessment to demonstrate that the development would provide for wider sustainability benefits to the community that outweigh flood risk. Furthermore, whilst the Flood Risk Assessment claims to have undertaken the second part of the Exception Test, we are concerned that there will be an increase in building footprint in the part of the site that forms part of Zone 3ai, which the Council's SFRA advises against, because such areas have a flood storage function.

We would also point out that the SFRA indicates that Zone 3ai has the same level of risk as Zone 3b. Planning Practice Guidance confirms that residential development is a more vulnerable use that is not appropriate in Zone 3b.

In the light of the above we consider that this application is in conflict with Local Plan **Policy LP27** and also the national requirements in respect of the Sequential and Exception Tests.

#### Other Matters

In addition to the conflicts we have identified with employment and flood risk policy in the Local Plan, our client has the following additional concerns about this application:

- The design, scale and massing of the proposed dwelling does not appear to be based on an appreciation or assessment of local building character or style. This is contrary to Local Plan **Policy LP24 Design**, which states that '*Proposals should promote good design by ensuring: a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.*
- Under Issue 2 above, we have expressed concerns regarding the size of the parking areas for the proposed business units, which only appear suitable for the private car; and the lack of unloading and manoeuvring space for larger commercial vehicles.
- Under Issue 2 we have also expressed concern about the location of the proposed dwelling, as there could be scope for amenity conflicts between this building and business activities within the Priority Employment Area. This is contrary to **Policy LP24** of the Local Plan, which states that proposals should promote good design by ensuring they provide a high standard of amenity for future and neighbouring occupiers, including maintaining appropriate distances between buildings.

- We are surprised that given the longstanding use of the site as a vehicle breakers yard, no Phase 1 and/or 2 ground investigation reports have been provided with the application to demonstrate that the site is suitable for residential use. **Policy LP53** of the Local Plan states that development on land that is currently contaminated or suspected of being contaminated due to its previous history or geology, will require the submission of an appropriate contamination assessment.

The above concerns compound our conclusion that this application is contrary to numerous policies within the Local Plan and should therefore be rejected by the Council.

Furthermore, a substantial number of objections from local residents and businesses are enclosed with this submission (please see attached) as part of a petition with 49 signed respondents and a further 13 responses from local businesses. At the time of writing, we also note that 23 additional objections have been submitted to Kirklees Council from members of the public. This demonstrates the lack of support for the proposed development and the strong community sentiment and support for the business and its continued operations.

We trust that all of the above is self-explanatory and we would be grateful if you keep us notified about the progress of this application.

If you have any queries, then please contact .

Yours faithfully

Kirklees Council  
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Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## **PETITION**

### **Against - Planning permission for the house on AJ Motors (commercial land)**

We object to a house being built on the site of the current business of Auto Breakers, AJ Motors (Dewsbury) Ltd, 1 Water Lane, Dewsbury WF12 9PY which provides a valuable service to the local community in terms of providing motor spare parts. There is no other such business within the immediate locality. Please bear this in mind in considering any planning application on the part of the owner of the premises who we believe is the landlord of AJ Motors (Dewsbury) Ltd.

It would be devastating for the small businesses that operate on the land on which a dwelling-house is proposed to be constructed. This will impact badly on the character of the area, the local environment and surrounding businesses.

In the event that an application for planning permission is made, we shall be objecting to the same. Please help to save our small businesses and to save local jobs.

We the people feel that our voices will not be heard by the developers and ask for your assistance and plea on our behalf that this development does not go forward.

Yours sincerely

Name:

Address:

Date:

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Date: 02 Feb, 2023

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Name:

Address:

Date: 14/1/23

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Yours sincerely

Name:

Address:

Date: 25/01/23

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Yours sincerely

Name:

Address:

Date: 6-1-22

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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We object to a house being built on the site of the current business of Auto Breakers, AJ Motors (Dewsbury) Ltd, 1 Water Lane, Dewsbury WF12 9PY which provides a valuable service to the local community in terms of providing motor spare parts. There is no other such business within the immediate locality. Please bear this in mind in considering any planning application on the part of the owner of the premises who we believe is the landlord of AJ Motors (Dewsbury) Ltd.

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Name:

Address:

Date:

21/01/23

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Address:

Date:

6/01/23

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Date:

01/06 23

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Address:

Date: 09-01-2023

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Name: -

Address:

Date: 11/01/2023

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Huddersfield  
HD1 9EL  
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Address:

Date: 12/01/2023

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Name:

Address:

Date: 13-1-23

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Address:

Date: 14/1/2023

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Address:

Date: 16/01/2022

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Date: 16/1/23

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16/1/23

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Name:

Address:

Date: 17.1.23

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Name:

Address:

Date: 15.01.2023.

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Name:

Address:

Date: 17/01/2023.

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Date: 18/1/23

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Address:

Date: 19.01.2023

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Name:

Address:

Date:

21/9/11/12,

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Date: 12-01-23

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17-01-23

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Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

### Against - Planning permission for the house on AJ Motors (commercial land)

We object to a house being built on the site of the current business of Auto Breakers, AJ Motors (Dewsbury) Ltd, 1 Water Lane, Dewsbury WF12 9PY which provides a valuable service to the local community in terms of providing motor spare parts. There is no other such business within the immediate locality. Please bear this in mind in considering any planning application on the part of the owner of the premises who we believe is the landlord of AJ Motors (Dewsbury) Ltd.

It would be devastating for the small businesses that operate on the land on which a dwelling-house is proposed to be constructed. This will impact badly on the character of the area, the local environment and surrounding businesses.

In the event that an application for planning permission is made, we shall be objecting to the same. Please help to save our small businesses and to save local jobs.

We the people feel that our voices will not be heard by the developers and ask for your assistance and plea on our behalf that this development does not go forward.

Yours sincerely

Name: |

Address:

Date: 24/01/2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date: 25th 01 2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date: 29.1.2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date: 5/11/23

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date:

28-01-23

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date: 30/1/2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## **PETITION**

### **Against - Planning permission for the house on AJ Motors (commercial land)**

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Yours sincerely

Name:

Address:

Date: 02-02-2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

### Against - Planning permission for the house on Arif Motors (commercial land)

We object to a house being built on the site of the current business of Arif Motors, 101 Thornhill Road, Dewsbury WF12 9QE which provides a valuable service to the local community in terms of providing motor body work. There is no other such business within the immediate locality. Please bear this in mind in considering any planning application on the part of the owner of the premises who we believe is the landlord of Arif Motors. It would be devastating for the small businesses that operate on the land on which a dwelling-house is proposed to be constructed. This will impact badly on the character of the area, the local environment and surrounding businesses.

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Yours sincerely

Name:

Address:

Date: 14/02/2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date:

13/11/23

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date: 14/02/2023

Kirklees Council  
Planning- PO Box 1720  
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Yours sincerely

Name:

Address:

Date: 14-1-23

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date: 12-1-23

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## **PETITION**

### **Against - Planning permission for the house on Arif Motors (commercial land)**

We object to a house being built on the site of the current business of Arif Motors, 101 Thornhill Road, Dewsbury WF12 9QE which provides a valuable service to the local community in terms of providing motor body work. There is no other such business within the immediate locality. Please bear this in mind in considering any planning application on the part of the owner of the premises who we believe is the landlord of Arif Motors. It would be devastating for the small businesses that operate on the land on which a dwelling-house is proposed to be constructed. This will impact badly on the character of the area, the local environment and surrounding businesses.

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Yours sincerely

Name:

Address:

Date: 13/1/23

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name: |

Address:

Date:

13-1-23

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

### Against - Planning permission for the house on RS Auto (commercial land)

We object to a house being built on the site of the current business of RS Auto, 103 Thornhill Road, Dewsbury WF12 9QE which provides a valuable service to the local community in terms of providing motor spare parts. There is no other such business within the immediate locality. Please bear this in mind in considering any planning application on the part of the owner of the premises who we believe is the landlord of RS Auto.

It would be devastating for the small businesses that operate on the land on which a dwelling-house is proposed to be constructed. This will impact badly on the character of the area, the local environment and surrounding businesses.

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Yours sincerely

Name:

Address:

Date: 02/02/2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

### Against - Planning permission for the house on RS Auto (commercial land)

We object to a house being built on the site of the current business of RS Auto, 103 Thornhill Road, Dewsbury WF12 9QE which provides a valuable service to the local community in terms of providing motor spare parts. There is no other such business within the immediate locality. Please bear this in mind in considering any planning application on the part of the owner of the premises who we believe is the landlord of RS Auto.

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Yours sincerely

Name:

Address:

Date: 02/02/2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

## PETITION

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Yours sincerely

Name:

Address:

Date: 14.01.2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

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Yours sincerely

Name:

Address:

Date:

02/02/2023

Kirklees Council  
Planning- PO Box 1720  
Huddersfield  
HD1 9EL  
Email: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk)  
Tel: 01484-414746

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Yours sincerely

Name:

Address:

Date: 02-02-2023

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

We are concerned that the development in its current form is not acceptable and respectfully request that the application be refused. We run local MOT & repair workshop & needs car parts all times. This place is easy access to get used part which helps us to fix customer's car. If council approve this development, then it will affect our business & it will also badly effect on local businesses.

I hope you can appreciate the concerns that have been set forward by ourselves and that a positive resolution can be found. If you would like to discuss anything set out in this letter, please do not hesitate to contact us

Yours sincerely,

Name:

Address:

Date:

4/3/23

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date: 4/3/23

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Yours sincerely,

Name:

Address:

Date: 01-08-23

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date: 1-03/2023

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

04/03/2023

Address:

Date:

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Yours sincerely,

Name: |

Address:

Date:

01/03/23

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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I hope you can appreciate the concerns that have been set forward by ourselves and that a positive resolution can be found. If you would like to discuss anything set out in this letter, please do not hesitate to contact us.

Yours sincerely,

Name:

Address:

Date: 23-2-23

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date:

23.8.2023

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date:

25-02-2023

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely

Name:

Address:

Date:

13. 1.25

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date: 03-03-23

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date: 02/03/23

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date: 04-03-23

Dear Sir/Madam,

In relation to the recently submitted planning application (2023/62/90209/E) concerning the land off Thornhill Road, Dewsbury, WF12 9QE and the AJ Motor Spares business, we have a number of concerning objections/comments in relation to the proposed development as set out below. The business is at the heart of the community and offers a key service for the local area and plays a crucial role in helping to maintain the services my business offers.

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Yours sincerely,

Name:

Address:

Date:

23/02/2023