

**From:**  
**To:** [DCAdmin](#)  
**Subject:** 2023/91173 Planning Application  
**Date:** 28 May 2023 19:08:37

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**I do not wish my address or identifying details to be published.**

Ref 2023/91173

749 New Hey Road, Outlane, Huddersfield HD3 3YL

I am writing to raise my concerns regarding the above referenced planning application. I am aware that it is a revised planning application from (2022/92882) and now two property conversions and a new build is planned but this doesn't address my previous concerns regarding the access to the site and would reiterate my previous comments.

I think the access for this development is totally inadequate for any change of development to the existing site.

The only access is a single tracked unmade lane between the end terrace house and the boundary of Finishing Touches flower shop.

Cars are parked on street for several yards heading to the site (from Swan Pub end) which would mean vehicles exiting the lane would have to be almost in middle of the road to have a clear view for getting out.

No thought seems to be given on whom would have right of way on coming / going into the site. Would the car on the access lane have to reverse for a car wanting to enter the lane or would New Hey Road need to grind to a standstill for both cars to take preference?

Should the planning be granted, A minimum of 6 residential vehicles are likely to use the lane whereas for the last 18 years its been two vehicles having exclusive access and use of the lane. When the barn was occupied the resident used to walk up to the main road with his bins and put them in the pavement by lane. I cannot see Kirklees bin wagon personnel wanting to take the wagon down the access road weekly to empty the bins, they struggle to empty residents bins within the immediate area due to cars parked on the road, never mind having to get the wagon in and out.

For any large vehicle (bigger than a car) they are going to have to encroach on the opposite side of the carriageway to get the swing needed to access the narrow road.

The flower shop has a steady flow of continuous traffic which again with on street parking limits sight lines for exiting the site and a number of cars even park across the access lane thinking its not in use.

Consideration also has to be taken for the resident of the end terrace house at the site entrance and the structural safety of the property and enjoyment of the home generally as householder.

No thought to maintenance / upkeep of the lane has been mentioned, again a strong factor as its the only access for the whole site.

On the opposite side of the road is Mulehouse Lane and Burcote Drive. Two busy roads that straddle the access to the site and are metres apart themselves. To allow another access in such a small confine is asking for problems.

I think planning permission should be refused on the grounds of access issues alone. Even the development at Back Green, further up the road by the Waggon & Horses has better access than this single track currently tendered.