From:
To: DCAdmin
Subject: Objections to planning application 2023/91886.
Date: 23 July 2023 13:46:27

Hello.
I would like Kirklees Council to consider my objections to planning ref. 2023/91886.
The planning application is erecting a drinks/confectionary cabin on land at Common Road, Birkby, Huddersfield, HD1 5EU (within a conservation area).

I think it is important to understand some history of this piece of land.

For over 25 years, our house has directly overlooked this land from 2 levels, so we are familiar with what has happened to this land first hand.

Starting over 25 years ago.
This land was owned by Kirklees Council.
It was not maintained at all by the Council, in fact, it became a dumping site for flytipping.
The Council did nothing to upkeep this land (in a conservation area).
This land has been used illegally for many years by flytippers, caravan dwellers, storage of pallet loads of rotting fruit and vegetables by Continental Foods (under ownership)
, drug taking, a haven for rats and flies, car dismantling, even scrap merchants cutting welding acetylene bottles and causing explosions and evacuation of the area.
The land has always been in a terrible state.

I myself approached Kirklees Council many times about the state of it and nothing was done.
I myself wanted to buy the land and open an organic fruit and vegetable cabin on it. The land was also of interest to Barden Print (opposite) for parking for their business.
I approached Kirklees Council about the purchase, through Mehboob Khan, who was at the time one of our local councillor team and also head of Kirklees Council. He assured me that all Council land to be sold would have to go through an auction and I would get to know about the auction. Satisfied with the answer, I awaited an auction for the land.
Soon after that, I learned that the land had been sold to . There was NO auction. I complained to Mehboob Khan about this and was ignored.

The new owner , planned to build multiple flats within the same block. The planning was granted and the flats were built. There was no part of the planning as to determine where the bin store was for 11 flats, so industrial sized bins were

accommodated on the land in question 50 metres from the flats. The land was fenced off with very ugly gates (conservation area?). Since then, the large plastic bins have been set alight and a lot more flytipping has been on the land (sofas/furniture/beds etc.). No attempt to keep this area tidy by the present owner in many years.
From yesterday (22/07/23) there was an attempt to tidy this area up (uncompleted), maybe this is because a planning application has been submitted.

I strongly object to the erection of a drinks and confectionary cabin on this land for the following reasons:

1. The present owner has shown no effort in keeping this area clean and tidy over the years, so why would he start now?
2. Our house directly overlooks this land. It is very close proximity and we will suffer noise issues, especially as the daily hours of opening are long.
3. There is already drinks and confectionary shops very near. Continental (on the corner of this land) and ARO on St.Johns Rd (within view across the main road). Plus many such shops 1 minutes walk away on Blacker Road.
4. There is already a parking crisis in this area and acute traffic problem.
5. The proposed confectionary and drinks cabin is located between Birkby infants and Birkby Juniors school. Many families walk passed this route in between the schools picking up children from both schools. It is simply too dangerous for cars to be mounting/crossing the pavements in an already dangerous area to walk.
6. There will be an increase in litter and food disposal. The area is already badly affected by this due to many takeaways and such confectionary/drinks. Not only is it unsightly, but it will increase the problem of rodent infestation, which is already a problem.

It may be important to know, that during the land's ownership by , an application for a 24 hour/7 days a week/365 days a year taxi rank was submitted some years ago. Myself and other residents strongly objected and the application was denied.

Yours sincerely.

64. St Johns Rd,
Birkby,
Huddersfield.
HD1 5EY.