

From:
Sent: 07 August 2023 20:14
To: DCAdmin
Subject: 2023/91907

As a resident I would like to offer my support in favour of the proposed development of land to the rear of 18 Kingsley Avenue.

There is a great need for housing and regeneration in the area and I was pleased to see the applicant has taken the initiative to address this.

I was surprised to see the letter of objection. The same letter of which is signed by several residents of Kingsley Avenue.

I would therefore like to address some of the concerns made in this letter regarding environmental preservation, infrastructure and privacy.

Firstly, regarding environmental preservation, I appreciate that it is important to preserve green spaces not only for the well-being of residents but also for wildlife habitats etc. However, I do not agree that in its present state, the land benefits the local community in terms of health and well-being, as it cannot be accessed or utilised for recreation purposes. I have seen for myself that the land has become a magnet for antisocial behaviour and fly-tipping.

Secondly, regarding infrastructure, some individuals who have objected to this planning application seem concerned about the amount of parked vehicles on both sides of the road at the entrance to Kingsley Avenue. If this seems to be an ongoing problem and bin collections are regularly being missed, then why hasn't the issue been raised with Kirklees Council or West Yorkshire Police in the past? Why has the issue just been raised now, after the submission of the planning application?

May I point out that The Highway Code Rule 243 states:

DO NOT stop or park:

- anywhere you would prevent access for Emergency Services
- opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space

Obviously these residents are in breach of this rule and are also parking on the pavements.

If not specifically prohibited, parking a vehicle on the pavement could lead to an offence of obstruction being committed – this could result in a fixed penalty notice being issued to offending vehicle/s. This is because parking on the pavement can obstruct pedestrians and wheelchair users, forcing them to use the road to pass a parked vehicle/s.

Perhaps these residents could park more responsibly or use alternative methods of transport, making use of the excellent public transport links we have in the area.

The road was previously used as access to Thornton Lodge Nursery School. During this period there was never any issues regarding parking or obstructions, even with the high volume of traffic going in and out.

A few of the objectors have mentioned that children often play in the road on Kingsley Avenue and that construction traffic will put their lives at risk.

Regardless of the fact that Kingsley Avenue is a cul-de-sac, it is still a public highway and used by all kinds of vehicles, therefore children should not be playing on it.

There are several play areas within a short walking distance in Lockwood/Thornton Lodge/Crosland Moor, where children can safely play and also Beaumont Park, which is less than a mile away and which has a brand new play area.

Finally, I notice that some objectors are concerned about privacy and loss of natural light. After studying the plans I notice that the new houses would be sited 40m away from existing properties and are in fact at a slightly lower level. I therefore cannot see how this would have any great visual or privacy impact.

If the development goes ahead then this will only improve and clean up the area, making it a better place for us all to live. I wish to remain anonymous. Thank you.