

From:
Sent: 21 August 2023 17:40
To: DCAdmin
Subject: Objection to planning application 23/60/92079/E

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> WE WISH OUR IDENTITIES TO BE KEPT PRIVATE

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> Outline planning application 23/60/92079/E

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> Dear Sir/Madam:

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> This objection is in reply to your letter which we received on July 23, 2023 informing us of the above application for 10 homes, demolition of existing extension at 27 Moor Lane and widening of existing access and realignment of boundary walls.

> This is at least the fourth application for development of this strip of land in the last 15 years, all of which have either been withdrawn before consideration by the planning committee or refused by Kirklees Council.

> The major issue with this development is, and always has been, the fact that Moor Lane is a hugely compromised traffic route. It is used as a 'rat run' at peak morning and evening commuting times, it is fairly narrow road with a footpath running down only the southern side. Residents on the southern side of Moor Lane nearest to the proposed access site also have to park their cars on the road as they do not have driveways or garages. Moor Lane is no longer a designated bus route as drivers found it too difficult to use.

> Over a period of one hour in an off-peak period, we counted 203 vehicles using Moor Lane near its junction with Oxford Road, close to the extremely hazardous right hand bend coming down Moor Lane which is very close to the planned access to this development.

> Traffic coming up Moor Lane from Dewsbury Road who have to negotiate parked traffic immediately after this sharp bend who are customers of the cafe next to what used to be the Shoulder of Mutton public house, which itself is now being redeveloped into five flats. The dance school at the junction of Moor Lane and Dewsbury Road is now also being redeveloped into homes which will add to the existing heavy traffic flow.

> This area has also been subject to flooding long before the erection of homes in Richmond Grove which backs on to the proposed development.

> The proposed site, now a haven for wildlife, has old mine workings from the old Gomersal Colliery running underneath it which must pose a risk of gas trapped underneath the ground being released by building works.

> The site is also very close (150 yards) to the 16th century Grade 2* listed Peel House (built 1551) which, along with Oakwell Hall, must be jewels in Kirklees Council's crown.

> Peel House forms the major part of the conservation area which also takes in the cottages on either side of Knowles Lane nearest to its junction with Moor Lane. Several trees within the proposed site, closest to Peel House, are also subject to tree preservation orders.

> Other objections to the development include poor drainage, flood risk, and loss of privacy to homes on the Richmond Grove development which back on to the proposed development, as do the houses on the north side of Moor Lane which overlook the site.

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> Yours faithfully,

