

DCAdmin

From: Victor Grayson
Sent: 06 August 2024 16:38
To: DCAdmin
Subject: FW: 2024/70/90991/E Objection

Hello, BST. Please could you log this representation re: 2024/90991?

Thanks,

Victor Grayson
Development Management Masterplanner
Majors and Minerals Team
01484 221000 x77803

-----Original Message-----

From:
Sent: Tuesday, August 6, 2024 4:02 PM
To: Victor Grayson <Victor.Grayson@kirklees.gov.uk>
Subject: 2024/70/90991/E Objection

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Mr Victor Grayson
Kirklees Master Planning Office
Kirklees Council

I object to the new plans for application 2024/70/90991/E

Under Master Planning rules and the S.106 agreement, which the applicant signed, this company has a legal obligation to provide a "Vehicular Access Road of Adoptable Standards to the adjacent land".
The proposed plans clearly do not achieve this.

The adjacent land of approximately one acre could in theory accommodate up to 14 houses. Yorkshire Country Properties continue to frustrate our disposal because of their ridiculous plans to avoid building the road, possibly to save costs, but in my opinion their intention is to ransom our land to maximise their own profits.

I have continually asked that they should provide the "Adoptable Vehicular Access" that they agreed to in S.106 and recently YCP has told me they are not going to do it and they can change the S.106 so I presume this is what this application is about.

Other problems with the new plans submitted:-

- * A profile X-Section should be provided. This will show a 2M drop at the boundary which is not Vehicular access.
- * The road gradient is not provided.
- * A profile X-section at right angles to 5-5 would show 3.5M drop to the higher ground.
- * A Turning Head is discussed but not shown on the aerial plan.

- * Any Turning Head should be on land that they own.
- * 12 houses are proposed here but a different application shows only 7 houses?
- * The plans continue to show ridiculous 2.4 M Retaining walls (which keep moving from one application to another) but cannot be constructed so close to our boundary.

The primary reason for objection is that a Vehicular Access Road of Adoptable Standard has not been provided so I hope that Kirklees will insist that Master Planning and the agreement of the S.106 will be adhered to and refuse this planning application.

17 The Knowle
Shepley
Huddersfield
HD8 8EA