

## About the application

Application number: 2024/91317	
What is the application for?:	Listed Building Consent for conversion of existing dwelling and outbuilding to c
Address of the site or building:	Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I welcome the development of this site into houses and the re-purposing of Clough house as the land is currently overgrown and it is a shame to see Clough house in its current state. I do however have concerns about the majority of houses on the site having vehicular access from Moat Hill Farm Drive.</p> <p>I echo the concerns of other comments in regard to the amount of additional vehicular traffic that will be using Moat Hill Farm drive. As a resident living on Leeds Road whose vehicular access to my house is off Moat Hill Farm drive I am concerned about the high volume of traffic that will be using the road if the application goes ahead. The plans are for 11 new 3 and 4 bedroom houses (family residences) all with sole access from Moat Hill Farm drive. The family residences will in all likelihood have 2 cars per household not including visitors, deliveries etc. The road is at present often congested with cars parked on both sides of the street which affects access up and down the road. I am also concerned about access for Emergency services including ambulances and fire engines if there will be additional traffic/parked cars in this area.</p> <p>The junction of Moat Hill Farm drive and Leeds Road is a busy one as it is on the brow of a hill and driver visibility can be poor due to cars parked on Leeds Road. Hill Crescent junction with Leeds Road is directly opposite Moat Hill Farm drive making this a busy 4 way junction, there are also bus stops on either side of the road near this junction so I believe the addition of extra cars to this route onto Leeds Road could lead to additional risk for both pedestrians and vehicles.</p> <p>As there is currently access directly onto Leeds Road from the proposed site, I suggest this could be used as the entry and exit for the proposed development.</p>	