



It is with great hope but little expectation that this objection to the proposed developments is written.

As has been stated in the numerous other objections and complaints that have been submitted by myself and other local residents, this development is unsuitable given the access route to Moss Edge Farm, its location near the green belt, and the dangerous visual splays at the junction of Hollin Brigg Lane, Acre Lane and Woodhouse Lane. Given that these are already in your records there seems little point in reiterating them again.

As might have been expected the owners have, after gaining class Q planning permission, proceeded to amend this so that they can demolish some of the barn and build into the second story. Given that they have not yet met the requirements of electricity, drainage and sewage for the class Q development, and admit themselves that this development does not meet class Q requirements, it would seem against the spirit of class Q developments to approve this application. There is also the outstanding issue of a request for demolition of a pole barn and development of another property at the same address, with the overarching picture being one of, if not mission creep, then certainly permission creep. Given the expertise within the planning department at Kirklees this must be as obvious to them as it is to the public, and that the ambitions of a property developer are being allowed to supersede those of local residents.

In the instance of this development where decisions could be said to be 50/50 in favour of either party, the planning office has always come down on the side of the developer and never the local residents. Even when the highways agency has stated that the drive way to Moss Edge farm is too steep to allow development, that emergency vehicle access rules have not been met and that more than 5 houses on a private road are not usually allowed, the decision has always been in favour of development. The decision was also taken by the planning department not to check the visual splays at the junction mentioned above and in their decision they advised that cars can "creep slowly down Woodhouse lane to Hollin brigg lane" to help prevent accidents (which no car has or ever will do).

Having said all this we still object to this planning application and live in hope that our concerns will be finally heeded and the application for this (and the proposed pole barn development) will be refused