

## DC Admin

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**From:** Victor Grayson  
**Sent:** 13 May 2025 09:09  
**To:** DC Admin  
**Subject:** FW: Planning objection application ref; 2024/60/92168/E

Morning, BST. Please could you log this representation?

Thanks,

Victor Grayson  
Development Management Masterplanner  
Majors and Minerals Team

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**From:**  
**Sent:** 19 February 2025 09:31  
**To:** Victor Grayson <Victor.Grayson@kirklees.gov.uk>  
**Cc:** Ryan Kinder <Ryan.Kinder@kirklees.gov.uk>; Highways ROSS <Highways.ROSS@kirklees.gov.uk>  
**Subject:** RE: Planning objection application ref; 2024/60/92168/E

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Victor

Regarding the new drawings submitted on this application, the access remains fundamentally flawed ie;

- A significant part of the land required for the proposed access is not adopted highway therefore KMC highways will become liable for the legal battle to ensue over this land should this access solution be approved
- Irrespective of a speed survey how can such sub-standard sight lines be even considered, especially given the legal arguments that will ensue over the 3<sup>rd</sup> party land required
- Looking at the levels on site, should this sub-standard proposal be approved a significant amount of land will be required outside of the road footprint to make it work. This makes the illegal use of 3<sup>rd</sup> party land even worse
- This proposal significantly affects a PROW so has that department been consulted – I see no response in the comments on that

The red line boundary takes in land that is not in the applicant's ownership and I would reiterate that this not reflected on the application forms so is legally weak and will be challenged should KMC approve this scheme

The new site layout does not accommodate the required 11m distance from plot 12 to the partially built extension to 6B Leak Hall Road. This directly contradicts KMC policy

I attached my previous comments for info as all these still stand and have not been sufficiently addressed with the new proposals

Regards

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**From:****Sent:** 12 November 2024 09:30**To:** 'Victor Grayson' <[Victor.Grayson@kirklees.gov.uk](mailto:Victor.Grayson@kirklees.gov.uk)>**Subject:** RE: Planning objection application ref; 2024/60/92168/E

Hi Victor

I have just read the highway officer comments on this application and attach these and the 'site access plan' from the KMC website for ease of reference

There is no mention of the sub-standard sight lines that the applicant is proposing

There is no mention of the 3<sup>rd</sup> party land that would be needed to create this access, and also the effect on the nearby property entrances

This outline application is to determine access and without an accurate survey and details of how the access will be formed, it is virtually impossible to determine

If this application is approved with these 'entry level' details then the floodgates will open for many a similar scheme  
Hopefully you have asked for more info on this..

Regards

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**From:****Sent:** 04 September 2024 11:16**To:** Victor Grayson <[Victor.Grayson@kirklees.gov.uk](mailto:Victor.Grayson@kirklees.gov.uk)>**Subject:** Planning objection application ref; 2024/60/92168/E

Hi Victor hope all is well

Please see attached comments on the above application forming my objections to the proposals

Also attached is the Heritage Impact Assessment prepared some time ago by yourselves, that is still relevant to the site

Also attached is the approved elevations for application ref 2022/92068 which is also relevant to the proposals

Regards

PLANNING COMMENTS  
4th SEPTEMBER 2024

SITE PLAN IS NOT ACCURATE PARTICULARLY AROUND SITE ENTRANCE AREA. PROPOSED PLAN DOES NOT SIT OVER THE OS PLAN PLEASE CONFIRM THAT THE LAYOUT IS BASED ON AN ACCURATE TOPOGRAPHICAL SURVEY

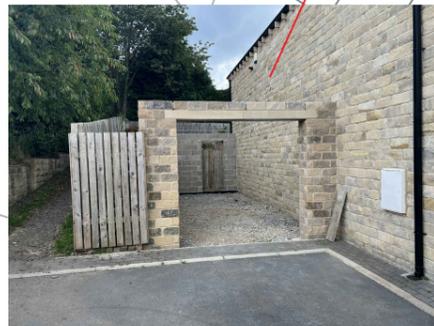
THE RED LINE BOUNDARY FROM THE APPLICATION LOCATION PLAN INCLUDES LAND THAT IS NOT OWNED BY THE APPLICANT – SEE RED HATCHED AREA. THE APPLICANT DOES NOT OWN THE TRACK VERGE TO THE NORTH OF THE SITE AND ALSO THE PROPOSED SITE ENTRANCE INCLUDES LAND THAT IS NOT PART OF THE ADOPTABLE HIGHWAY. THE APPLICATION FORMS DO NOT REFLECT THIS

IMPORTANT ARCHAEOLOGICAL BUILDING TO CORNER OF FILED SHOWN AS DEMOLISHED. WHAT DOES THE ARCHAEOLOGY REPORT/ HERITAGE IMPACT ASSESSMENT BY FARRELL & CLARK (JANUARY 2017?) STATE ON THIS?

HOUSE No. 6B LEAK HALL ROAD HAS PLANNING APPROVAL PARTIALLY IMPLEMENTED INCLUDING HABITABLE ROOM WINDOWS FACING THE APPLICATION SITE. PLOT 12 THEREFORE NEEDS MOVING 11m AWAY FROM THIS AS PER KMC POLICIES



PARTIALLY IMPLEMENTED [EXTANT] PLANNING APPROVAL REF 2022/92068 WITH HABITABLE ROOMS FACING THE APPLICATION SITE



DUE TO INACCURATE SITE PLAN, DIFFICULT TO PORTRAY THE EXTENT OF THE SITE ACCESS PROJECTING PAST THE END OF THE ADOPTABLE HIGHWAY - ESTIMATED AT APPROXIMATELY 3-5m INTO 3RD PARTY LAND

IMPORTANT PINFOLD BUILDING SHOWN AS DEMOLISHED - WHY IS THIS NOT RETAINED?

SUB-STANDARD VISIBILITY SPLAY. 30mph ROAD NEEDS 2.4m X 90m SPLAYS AND IT IS IMPOSSIBLE TO ACHIEVE THIS SAFELY WITHIN HIGHWAY STANDARDS GIVEN THE CURRENT SITE ACCESS LOCATION

EXISTING WALL AND TREE RESTRICTS CRITICAL VEHICULAR SIGHT LINE ACROSS 1.9m FOOTPATH

