

DC Admin

From: Molly Storer
Sent: 25 April 2025 08:37
To: DC Admin
Subject: FW: URGENT Planning Application No. 2024/62/93017/W Alleged breach: 51, Longcroft, Almondbury, Huddersfield, HD5 8XW)

Importance: High

Good morning,

Please could these comments be redacted and added as an objection to the above planning application.

Kind regards,

Molly Storer
Planning Assistant – Development management
Planning & Building Control,
Place Directorate
PO Box 1720, Huddersfield, HD1 9EL

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All responses to requests for information are informal opinions given in good faith based on the information presented to Officers and are not binding on the Council in the future. If you require a definitive opinion whether planning permission is or is not required which is legally binding you will need to formally apply for a certificate of lawful proposed or existing development

Any views or opinions expressed are in good faith, without prejudice to the formal consideration of any planning application, which will be subject to public consultation (which will include the relevant Town or Parish Council) and ultimately be decided by the Council.

It should be noted that subsequent alterations to legislation or local, regional and national policies might affect the advice given.

From:
Sent: 24 April 2025 08:29
To: Molly Storer <Molly.Storer@kirklees.gov.uk>

Subject: URGENT Planning Application No. 2024/62/93017/W Alleged breach: 51, Longcroft, Almondbury, Huddersfield, HD5 8XW)
Importance: High

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Hi Molly,

Trust you are well.

I read with interest the resubmission of revised plans relating to the “new” fence at 51 Longcroft and the submission by another resident. I didn’t realise/wasn’t notified that further representations could be made. In light of the additional resident objection, please would you include the following in objections, which should conclude the unlawful fence position and give planning all the legal power to have it removed and original fence line reinstated:-

Further Objection submission by local resident and road user –

“In addition to my previous submission and after reviewing latest revised retrospective plans for position of fence submitted to planning.

- 1) The sightlines and safety issues for road users and pedestrians have not been addressed, remain a safety concern and if fence remains, even with slight movement, continues to be “an accident waiting to happen.”
- 2) On reviewing the objection submitted on 16th April 2025 regarding - “The title deeds Third Schedule Covenant states- 1. No building structure or erection of any kind shall be placed or erected on the Transferred Land nearer to the road to which the same fronts than the frontage of the Premises and the space between the Premises and the said road shall be maintained as an ornamental garden or grass plot and kept in a neat and tidy condition” and 3. Forever hereafter to maintain a suitable fence wall or hedge where marked with a “T” inwards” This legally binding covenant signed and agreed to by the property owner cannot be ignored. Kirklees council and the planning office are legally obliged to inform the property owner to reinstate the original fence position and ornamental garden or grass plot.

Now that the planning office have been made fully aware of the legally binding covenant, signed by the property owner, any decision apart from requesting the original fence position would make the planning office complicit in an illegal act.

I trust this gives you more than enough cause to refuse the illegal position of the fence at NO.51 and the request to the home owner to remove fence, reinstating original fence line as per property deeds.

Many thanks as always, for your help, support and understanding in this matter.

Kind regards