

Address: Thornfield Bierley Marsh Bradford BD4 6PL

About the application

Application number: 2024/93227	
What is the application for?:	Variation condition 2 (plans) on previous permission 2020/94345 (APP/Z4718/W/21/
Address of the site or building:	land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL
Postcode:	WF17 9BN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Objection: Kirklees Public Rights of Way (PROW) Comment - lack of. It was with some surprise and concern, that I read the Consultation Response from Kirklees PROW re. separate, but nearby application 2024/92849, at Cross Gables, Bierley Marsh, stating: Public footpath Spenborough 6 (SPE/6/20) runs along the private vehicular access road known as Bierley Marsh. It is observed that vehicular access to the land / garage will be via the existing curtilage of Cross Gables and using the existence entrance from Bierley Marsh. No new vehicular access is proposed. We have no objection to this development. I ask that Kirklees Public Rights of Way team make a formal comment on application 2020/93227, former application 2020/94345. This current application shows two new access points, onto an unadopted private street, carrying public footpath SPEN 6-20/30 and fronting onto the Conservation Area; one to a proposed new bungalow and one to proposed new terraces. However, these accesses appear continuous over the entire frontage of the proposed development. I am discounting the current steel gate as this was only installed prior to planning. I have lived at Thornfield, since 1989, and before, the field had only ever been accessed on foot through a 4ft timber gate. It never had a gate that would allow vehicular access to the site. Kirklees have confirmed that vehicular access over SPEN 620/30 is gained through private rights.	

Whilst Kirklees PROW have not formally consulted, the impact of the proposed new accesses, as application 2024/9322, would be far worse than that proposed, as application 2024/92849.

It is not clear to me as to why Kirklees PROW have not commented?

I also draw further reference to a comment made at the 02/09/21 Planning Meeting, by a Planning Committee Member:

Then we've heard about the access on that little road, which I'm not entirely comfortable about given that there are already I think they said seven or was eight properties on that unadopted road. That again will be going against policy to put another five on.....

Because this comment and others, were not referenced in the letter of refusal for application 2020/94345, the Planning Inspector did not consider these issues in his Appeal assessment.

It is clear, these additional matters, not covered by the Appeal Conditions, still need addressing.

I refer below to the comment, (at the time, forwarded to my husband) which East Bierley Village Preservation Society presented to the Planning Committee ahead of the Planning Meeting:

The developer has specified his intention to modify this roadway. His plans show he wants to widen the road from South View Road down to Cross Gables, taking land from Bierley Marsh Green (UGS) which is totally unacceptable.

His plans show measurements which are totally wrong and are exaggerated by as much as a meter in some places. The discrepancy comes about over the confusion of the line of the boundary, something clearly Kirklees need to address.

I ask, given the many issues still to be resolved, that this application be rejected.