

DC Admin

From:
Sent: 14 November 2025 18:21
To: Louise Bearcroft; DC Admin
Subject: Objection to Planning Applications 2025/61/92713/E and 2025/44/92737/E

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Objection to Planning Applications 2025/61/92713/E and 2025/44/92737/E

Visitors Parking and No 27 Moor Lane designated parking.

Outline planning application 2023/60/92079 that was approved at Planning Committee had 3 visitor parking spaces and 27 Moor Lane had 2 designated parking spaces.

These new Planning Applications which are reserved matters for the approved outline planning application are **not** adhering to the requirements covered in the outline planning approval. They are not providing the same number of visitor's parking spaces for the development or the same number of designated parking spaces for No 27 Moor Lane.

These current planning applications are only showing 2 visitors parking spaces, both of these located down the private drive for plots 7 -10. In reality, the majority of visitors to the site will be unaware that these visitors's parking spaces actually exists because of where they are located. Therefore any visitors to plots 1-6 won't have any visitor's parking spaces available for them to use. Plots 7-10 are not going to allow other visitors to the site to come down their private drive to use the two visitor's spaces near them, as it is their private drive. Consequently, these visitor's spaces will be used as private parking spaces for the residents/visitors of plots 7-10 and the majority of the development will end up with no useable visitors' parking spaces. As per Kirklees SPD's, new developments should be providing 2 Visitors spaces for every 4 new house, therefore this new development should be providing 3 visitors parking spaces to comply with Kirklees SPD's (as agreed on the outline planning approval)**.

These current planning applications are only showing 1 designated parking space for No 27 Moor Lane. Before this outline planning permission was passed 27 Moor Lane had available parking for a number of vehicles, off road, on its own drive. These facilities were taken

away from it when part of its garden was used to provide the necessary line of sight for this development. No parking is to be allowed at the front of this property so the line of sight cannot be obstructed. As this property is a three bedroomed semi detached property, it requires at least 2 parking spaces to be designated to it (as per Kirklees SPD's)** , therefore the current planning application, showing 1 designated parking space for No.27 Moor Lane, is not providing the required amount.

This planning application will result in more on street parking on Moor Lane which is already an over congested road because many houses in this area don't have off road parking facilities in this conservation area.

These planning applications do not comply with the minimum requirements specified in Kirklees SPD's.

Based on the above information these planning applications should be refused.

** See Kirklees Highway Design Guide SPD's July 2019 Page 54 5.9

Please add these comments to both planning applications 2025/61/92713/E and 2025/44/92737/E

Thank you