

DC Admin

From:
Sent: 23 February 2026 14:25
To: Louise Bearcroft; DC Admin
Subject: Objection Re: Planning Application 2025/61/92713 and 2025/44/92737

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Ms Bearcroft

Subject Planning Applications:

[2025/61/92713/E](#)

Proposed Site/Block Layout [jid 1124987] 2539-d-20-002 –Proposed Site Plan

[2025/44/92737/E](#)

Proposed Site/Block Layout [jid 1124997] External Works Detail

Re: Objection Planning Application 2025/61/92713 and 2025/44/92737

The above planning applications are a “Reserved matters application pursuant to outline planning permission 2023/92079 for erection of residential development of 10 dwellings” application.

These current planning applications, although they are still for 10 dwellings, bear little resemblance to the approved outline planning application. The current applications dwellings, in relation to size, number of bedrooms and outdoor space allocated to each property, are much different.

Visitors Parking

One of the obvious changes on the current new planning applications is the number of visitor’s car parking spaces that have been allowed for and the location of the visitor’s parking spaces.

- The approved outline planning application 2023/92079 had 3 visitors parking spaces included in the plans.
- These are detailed in the delegation report from the Committee Meeting, Reference No: [Delegated Report / Committee Report \[jid 1007435\]](#) Size: 344KB 13/09/2023 - Committee Report for Heavy Woollen Sub-Committee 21 September 2023.

The details shown in point 10.67 are:

10.67 “Additionally, the proposal would indicatively cater for three visitor car parking spaces within the site”

This current planning application is only providing 2 visitors parking spaces, therefore does not comply with the requirements of the approved outline planning application 2023/92079.

The 2 visitor's parking spaces, shown on the current plans, are both located down the private drive for Plot 7, 8, 9 and 10. This means, that these visitor parking spaces will not be apparent to any visitors to plots 1-6, also their location implies that they are designated visitors parking spaces for plots 7-10 only, and not for all visitors use.

The current planning applications have specified that they are for larger dwellings that will be accommodating more people. Therefore more residents will mean more visitors will be coming to the development. These visitors will require more visitors' parking spaces.

This developments lack of visitor's parking spaces will create more roadside parking. This excess parking could cause the developments entrance road and roads within the development, to become congested and/or more vehicles being forced to park on Moor Lane. Moor Lane already suffers from a large number of cars needing to park on the roadside, because a large number of residents properties in Moor Lane do not have off-road parking

More visitors' parking spaces should be provided, rather than less than the number that was included in the Approved Outline Planning Application 2023/92079.

Cramped and intensive form of development

Although the current planning applications are still for 10 dwelling, these plans are for 10 larger houses which will make the whole development look even more cramped-in and cluttered than previous applications. The houses on the outline planning application had a dwelling GWA of 1461 m2 and the current planning application has a dwelling GIA of 1528.42 m2.

Also, the size of Plot One has now been amended and increased to a 3 storey dwelling. This is contrary to details specified in:

[Design and Access Statement \[id 1108685\]](#) which states:

Page 5, 04 Proposals "The proposed elevations will follow the established building heights with the plans taking on the form of a traditional **two-story dwelling**"

Page 6, 06 Scale: "The proposed dwellings will be **two storeys** with a massing to replicate the vernacular of other similar sized buildings within the area."

Therefore, these amended plans for this proposed development, by reason of the number of dwellings and subsequent layout, would result in an even more cramped and intensive form of development on the existing green space, which would be out of keeping with the character of the area. To approve this proposed development would be contrary to Policy LP24(a) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework."

Conservation/Heritage

[Conservation/Heritage Assessment \[id 1108686\]](#)

Manor House/Peel House, 12 & 14 Knowles Lane, which is a **Grade II Starred Listed Building**, is located directly west of the development site. Plot 1 overlooks this listed building. As Plot 1 has now been increased to 3 storeys, this will increase the impingement (negative effect) this development will have on the setting of this listed building.

27 Moor Lane Parking

These new plans show that 27 Moor Lane has now been allocated 2 parking spaces, as per 2023/92079 Approved Outline Planning permission. Unfortunately, to access both these parking spaces, residents and visitors to 27 Moor Lane, may have to enter/exit Plot 2's private property and traverse their private drive.

e.g. If the parking space, nearest the developments road, is taken, and the driver unavailable, then to enter/exit the other space, vehicles and passengers will have to enter/exit Plot 2's private property and traverse their private drive.

This is not really an acceptable situation, for either, the residents of 27 Moor Lane or for the residents of Plot 2. Plot 2 could have uninvited people entering their **private drive**, potentially, at any time of the day or night.

This parking arrangement will definitely result in animosity and disputes between neighbours. This situation is already a national problem.

These current plans should be refused as they do not comply with the requirements of the approved outline planning application 2023/92079.

Please log the above objections against the case files for both planning applications 2025/92737 and 2025/92713

Thank you

Regards