

DC Admin

From:
Sent: 25 May 2026 10:20
To: DC Admin
Cc: Louise Bearcroft
Subject: Re planning application 2025/92713

Please log the below as an objection and upload on line

I see that yet again we have “superseded documents” which makes the whole process difficult to follow. This time it is id 1137136 30/4/26, a bin plan and id 1137135, 30/4/26, a drainage plan.

Re Supporting info id 1139731, 14/5/26 - Applicant’s summary of amendments - there are 3 new drawings under Plans, all dated 14/5/26. The following drawing fails to follow the waste management guidelines as set by Kirklees Council:-

id 1139684 14/5/26, proposed site/block layout. The drawing in question is Rev J - the 8th amendment.

This shows a bin collection point (BCP) for plots 6 to 10. It is now the site entrance side of the turn around adjacent to “the adopted highway”. This change only addresses the bin drag maximum distance for a bin man @ 8 metres but makes the bin drag distances for householders from plots 6 to 10 much worse.

Having a BCP here further comprises the turning space which now has 2 visitor parking spaces at the head and 1 adjacent to the BCP.

Kirklees Waste Management Design Guide for New Developments states:-

The maximum bin drag distances for residents is 25 metres.

The drag distance for plot 8 was previously shown on drawing id 1137136, 30/4/26 (now in superseded) as 30m. The distance on plan id 1139684 is now even longer.

Conveniently, there are no measurements on this new drawing but it does look as though plots 9 and 10 don’t conform either.

The bins for plots 9 and 10 are shown out in the street although they are also shown on the plan as in the back gardens which is confusing!

Bins must not be dragged past parked vehicles - oh dear. The new BCP is the far side of a visitor parking space.

The only way for plot 3 to get their bins out still seems to be down plot 4’s land.

id 1139685, 14/5/26, proposed landscaping layout. Rev B

It is hard to distinguish between the 2 greens on this plan denoting grass seeding and amenity space of which there seems to be very little. The gardens seem small and car parking space is lacking. The result is a cramped, contrived development.

Removal vans and delivery trucks will struggle to service the properties down the private drive and also to turn round.

In summary - none of this is workable because the house sizes and footprint have substantially increased, compared to the plans approved by outline permission back in 2023.