Kirklees Council – Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

By post and email
DC.Admin@kirklees.gov.uk

06 October 2026

Dear Sir or Madam,

Re: Prior approval application 2026/92702 – 22.5m monopole and equipment cabinets, Lindley Bowling Club car park, Daisy Lea Lane, Lindley (Cornerstone/VMO2; agent Clarke Telecom)

We object to this application on grounds of siting and appearance. We also ask the Council to note that the application contains significant inaccuracies about our home, the boundary, the screening and the car park, and so does not provide a reliable basis for assessing its impact. Our home directly adjoins the car park, and the proposed mast would stand about 14.6m from our boundary wall and about 17.8m from our bedroom window.

The points below are based on our own measurements taken on site and on the attached photographs. Where we refer to the applicant's drawings, figures have been scaled from the proposed site plan.

1. Proximity to our home
The mast would be taller than its distance from our bedroom window. Our measurements are:

Measurement	Figure
Proposed mast height	22.5m
Mast to our boundary wall (car park face)	about 14.6m
Boundary wall thickness	0.4m
Boundary wall to house (bedroom window wall)	2.8m
Mast to bedroom window	about 17.8m
Bedroom windowsill above garden level	3.75m
Car park level above our garden	0.5m

Allowing for the higher ground in the car park, the top of the mast would be over 19m above our bedroom sill:

0.5m (car park above garden) + 22.5m (mast height) − 3.75m (sill above garden) = 19.25m

The mast would stand about 17.8m from the window. From there, we would be looking up at an angle of about 47° to see the top of it (tan θ = 19.25 ÷ 17.8 = 1.08, so θ ≈ 47°). This is shown to scale in Drawing D.

A structure of this height, this close, would dominate the outlook from a habitable room.

The conservatory is part of our main living space, opening off the reading area and living room. Because it sits close to the boundary wall, the wall would hide much of the mast from inside. It would still be visible when sitting facing west or using the external door on the west side. The views most affected are through the dining room and living room double doors, from the living room when watching television and from the garden (see sections 2 and 3).

2. Visual impact and outlook

The mast would sit in the centre of the main view from our bedroom and above our garden. In the attached photographs, the cone and box mark the line of the compound fence, scaled from the applicant's site plan. The mast would stand within that compound. We have not exaggerated its size.

Photographs 1 to 3, taken from the bedroom windows, show the cone and box marking the compound directly in front of the room. At present, the view beyond the hedge is open sky, trees and rooftops. The mast and its antennas would fill that skyline. Seen from the bedroom, the mast would be too tall to fit within a normal photograph: the cone and box mark only the base of the compound and the antennas would sit well above the top of the frame.

Photograph 4 shows our garden, a private, enclosed family space. The mast would rise far above the boundary and hedge and be visible from every part of it.

3. The applicant's description of our home is wrong

The Supplementary Information names our home, Kensington House (26 Daisy Lea Lane), as the closest property. That is correct.

However, it also states that 1) the mast would be "circa 20m away", 2) the window facing the site "is not a primary window", 3) the mast would sit "at an acute angle", and 4) it would not be in direct line of sight. **None of these statements are correct.**

Distance. The mast would be about 17.8m from our bedroom window, not the stated circa 20m. The application overstates the distance by about 12%.

Primary windows. The application incorrectly describes the primary windows as secondary. The windows facing the site are corner windows, separated by an ashlar mullion and facing south and west. They are the main windows to the master bedroom, a habitable room, and provide its main light and outlook. The only other window faces north over Daisy Lea Lane and is the secondary window. The first floor plan for our house (Drawing C) is marked to show both. **This is a significant error as it is central to the assessment of impact on our home.**

Other rooms affected. The dining room, living room and conservatory form our main living space, as shown on the ground floor plan for our house (Drawing B). The mast position is in clear

view from the doors of the dining room and living room. The living room is laid out so that when we are watching television we look out through its window towards the site, and the mast would be directly in that view.

Line of sight. Photographs 1 to 3 show the cone and box marking the compound directly in front of the bedroom windows, not at an acute angle. Photographs from the dining room, living room and conservatory cannot show the height of a mast that has not yet been built. A site visit would confirm that it would be visible from all three rooms.

The applicant also states that the impact on residential windows "will be limited to one property". That property is ours. Concentrating the whole of the harm on one family home does not make it acceptable. In any case, the claim is wrong. The bungalow at Lindley Bowling Club, 30A Daisy Lea Lane and the flats beyond the allotments would also have a direct view of the mast (Photograph 11).

The application form records consultation only with the three ward councillors and the MP. Although the applicant identified our home as the property most affected, we were not consulted before the application was submitted.

4. Inaccuracies in the applicant's drawings

The site plan overstates the screening between the mast and our home. It describes the boundary as a stone wall with timber fence "3.0m high approx". We measured it at:

- 2.3m from our garden side, being 1.5m of wall and 0.8m of fence (Photograph 7)
- 1.8m from the car park side, being 1.0m of wall and 0.8m of fence (Photograph 8)

Even measured from our garden, the side most favourable to the applicant, the site plan overstates the height by about 30%. From the car park, where the mast would stand, it overstates it by about two thirds. The drawing submitted also shows the ground level as 0.00m without noting that the car park sits about 0.5m above our garden. The mast would therefore stand on higher ground than our house, increasing its impact (Photograph 10a)

The conifer hedge alongside the car park is about 3.1m high (Photograph 6). It runs along only one of the car park's four sides, behind the compound as seen from our home, so it would provide no screening at all from our bedroom window. Even from the allotments side, it would hide only the cabinets and the base of the mast, about 14% of its height. Over 19m of pole and antennas would remain fully visible above it. With the open allotments beside the car park, surrounding houses would also see the mast as a dominant feature of the skyline (Photograph 11).

The applicant relies on mature trees to the north and south of the site to screen views. These trees are deciduous. From late autumn until the beginning of May they are bare, so that screening is largely absent for around half of each year. The aerial image attached (Photograph 10) was taken while the trees were bare and shows how open the site then becomes.

Given these discrepancies, and the incorrect parking count noted below, we ask the Council to treat the applicant's assessment of visual impact with caution.

5. Loss of parking

The applicant's site plan shows 38 parking bays. There are in fact 33, as can be counted on site and on current aerial imagery. Photographs 10 and 10a number every bay on each for comparison. The plan extends the middle row by four bays, running it into the car park entrance and down to the south wall, and adds two bays to the row along the hedge. It shows five bays in

the block beside the grass, where there are six, and leaves out the two disabled bays altogether. Overall, the plan overstates the car park's capacity by five spaces, which makes the loss caused by the compound appear smaller than it is.

Of those 33 spaces, the compound would remove three. Scaled from the site plan, it measures roughly 3.9m by 3.9m and straddles three bay markings along the hedge.

The car park operates a much-needed one-way system, marked on the surface. It is heavily used. Losing spaces in a car park of this size will be felt and will push more cars onto Daisy Lea Lane. The lane is already used for all-day parking by people visiting or working at the hospital, so there is no spare on-street capacity to absorb displaced cars. Maintenance visits may also block further spaces while engineers are on site.

6. The existing installation at Lindley Liberal Club

The application is to replace the existing installation on the gable of Lindley Liberal Club (Photograph 9), which the applicant says will be removed once the new mast is live. That installation is a slim, flagpole-style mast fixed to the building, a few metres above the roofline. It shows that coverage has been provided in Lindley for years without a freestanding pole beside homes.

The applicant's reasons for abandoning the Liberal Club have changed. The pre-application letters of 29 July 2026 to the Council, ward councillors and MP described it as a "Greenfield" site, which a building in the centre of Lindley plainly is not, and discounted it because of proximity to a listed building. We return to the listed building point in section 7. The Supplementary Information now describes it as a rooftop site and discounts it because the new equipment would be too heavy for the gable. No structural assessment has been provided to support that claim.

We ask the Council to require the applicant to provide that evidence and to explain why a strengthened or alternative mounting at the Liberal Club, or a lower-impact design elsewhere on that site, has not been considered.

The height justification is also inconsistent. The same letters state that "the proposed height at 20m is essential", yet the application seeks 22.5m. The additional 2.5m is not explained.

The applicant also states that the open headframe and antennas cannot be shrouded. The proposal is therefore a significantly more industrial structure than the one it replaces, not a like-for-like upgrade.

7. Character of the area and heritage

The surrounding area is residential, with stone-built houses, mature trees and allotments. A 22.5m steel monopole would be out of scale with its setting and visible over a wide area.

By the applicant's own account, the site is about 40m from the Edgerton Conservation Area, 113m from Grade II listed Briar Court and about 200m from the Grade II listed Lindley Clock Tower. The applicant relies on the setting of listed buildings to rule out other sites yet offers no assessment of how a 22.5m unshrouded mast would affect the setting of the conservation area or these buildings. We ask the Council to give this special regard.

8. Conclusion

We ask the Council to refuse prior approval on grounds of siting and appearance, for the following reasons:

1. The mast would be taller than its distance from our bedroom window.
2. It would dominate the outlook from the primary windows of our bedroom and living rooms, and from our garden.
3. It would harm the setting of the Edgerton Conservation Area and nearby listed buildings, which the applicant has not assessed.
4. The application misdescribes our home and its primary windows.
5. The application contains inaccurate measurements around our house.
6. The drawings overstate the screening between the mast and our home.
7. The compound would remove spaces from a busy car park, while the site plan overstates its capacity.
8. The case for abandoning the existing Liberal Club installation has not been made.
9. Clarke Telecom did not consult us, despite identifying our home as the one most affected.

We would be happy to arrange access for an officer to view the site from our property.

Yours faithfully,

Attached photographs (see appendix)

1. View from the master bedroom, with the cone and box marking the compound fence line.
2. Master bedroom windows either side of the ashlar mullion, sash open, showing the cone and box.
3. Master bedroom corner window, angled view across the car park to the compound position.
4. Our garden, showing the boundary and the hedge beyond.
5. The car park from the compound position, showing our house, boundary wall and fence.
6. Cone and box marking the compound fence line against the conifer hedge.
7. Boundary wall and fence from our garden side (1.5m wall and 0.8m fence).
8. Boundary height measured from the car park side (1.8m).
9. Existing flagpole-style installation on the gable of Lindley Liberal Club.
10. Aerial view of the car park (Google Maps, accessed October 2026), with the 33 bays numbered, showing the one-way markings and bare trees.

10a Applicant's Proposed Site Plan (Clarke Telecom, Drawing 201 Rev A), with the 38 bays it shows numbered for comparison

11. Aerial view (Google Maps, accessed October 2026) showing sight lines to the proposed mast from 26 Daisy Lea Lane, 30A Daisy Lea Lane, the bungalow at Lindley Bowling Club

and the flats beyond the allotments. Not to scale; mast height shown approximately, scaled against nearby trees of about 20m. Google's label, which incorrectly places Lindley Bowling Club on our house, has been removed.

Attached drawings (see appendix)

- Drawing A: Extract from Section B-B of the approved drawings for our house, showing the master bedroom
- Drawing B: Ground floor plan of our house, showing lines of sight to the mast from the dining room, living room and conservatory
- Drawing C: First floor plan of our house, marked to show the primary and secondary windows to the master bedroom
- Drawing D: Section through our house and the proposed mast, drawn to scale from our measurements

Appendix: photographs and drawings



Photograph 1: View from the master bedroom, with the cone and box marking the compound fence line



Photograph 2: Master bedroom **primary** windows either side of the ashlar mullion, sash open, showing the cone and box. **The mast and its antennas would dominate the view from the primary master bedroom windows.**



Photograph 3: Master bedroom **primary** window, angled view across the car park to the compound position. **The mast and its antennas would dominate the view from the primary master bedroom windows.**



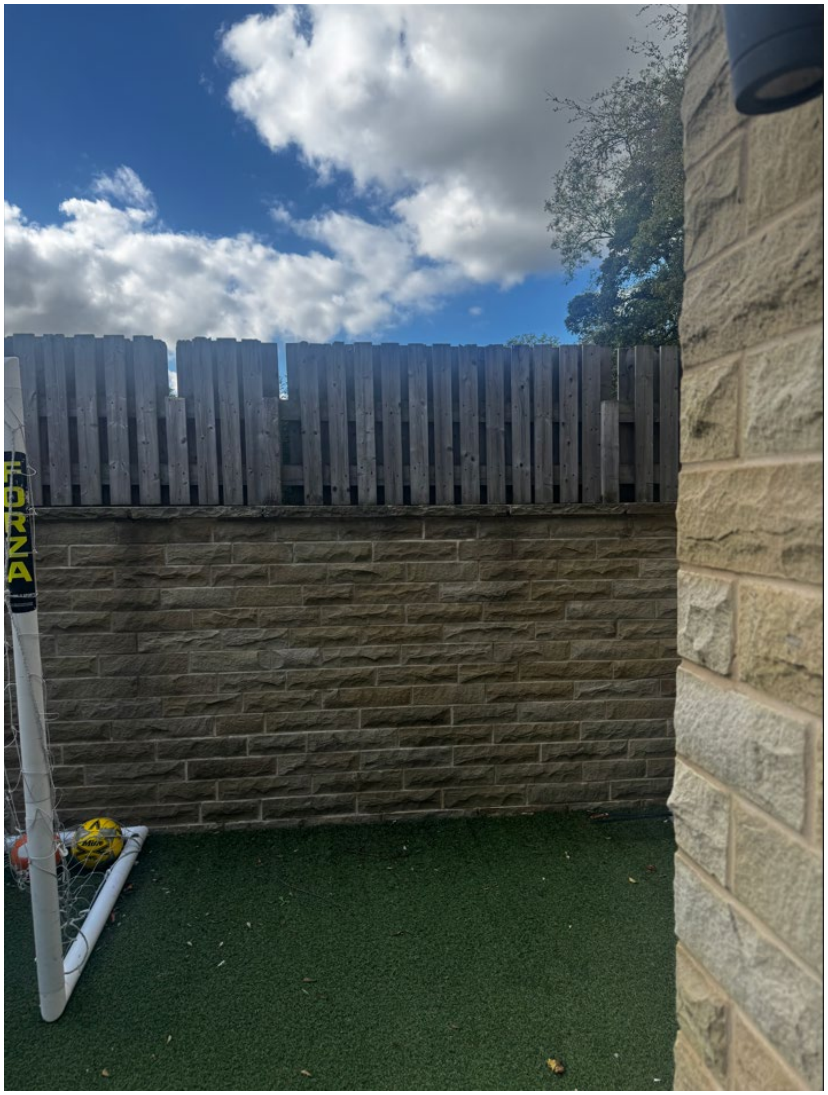
Photograph 4: Our garden, showing the boundary and the hedge beyond. **The mast and its antennas would dominate the view from the garden.**



Photograph 5: The car park from the compound position, showing our house, boundary wall and fence.



Photograph 6: Cone and box marking the compound fence line against the conifer hedge. **Over 19m of pole and antennas would remain fully visible above it.**



Photograph 7: Boundary wall and fence from our garden side (1.5m wall and 0.8m fence).



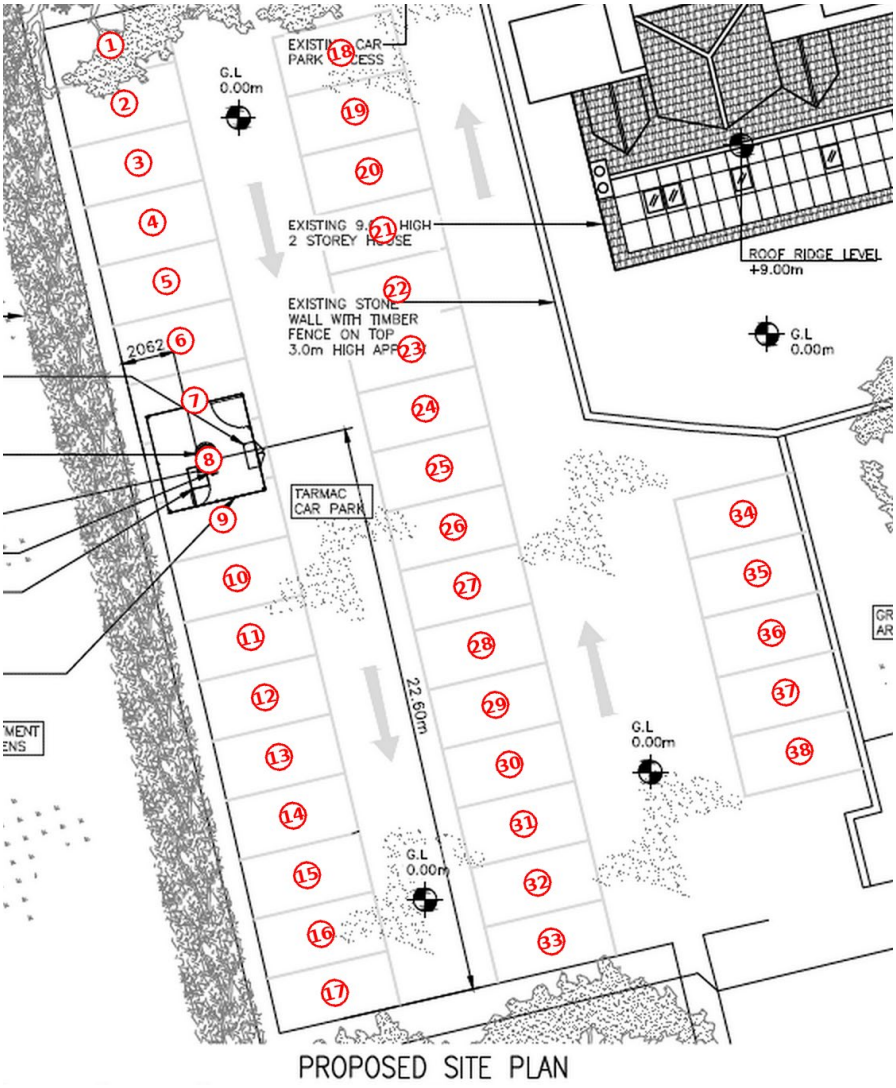
Photograph 8: Boundary height measured from the car park side (1.8m).



Photograph 9: Existing flagpole-style installation on the gable of Lindley Liberal Club. No structural assessment has been submitted to show why it cannot be upgraded.

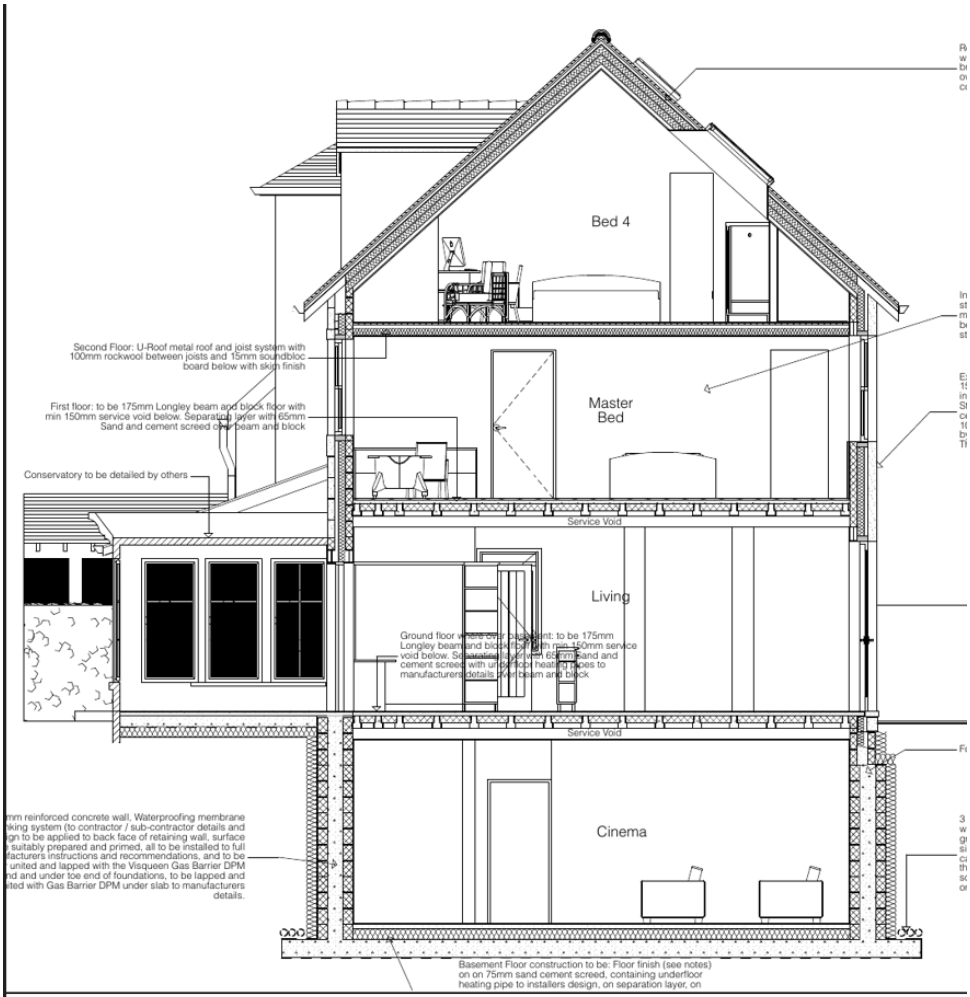


Photograph 10: Aerial view of the car park (Google Maps, accessed October 2026), with the 33 bays numbered, showing the one-way markings and bare trees. Google's label incorrectly places Lindley Bowling Club on our house.



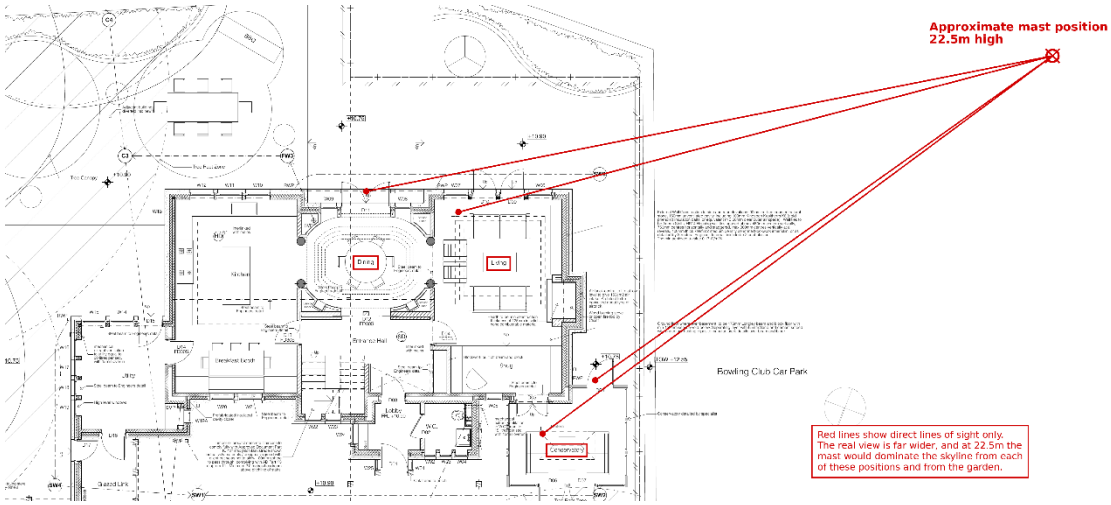
Photograph 10a: Extract from the applicant's Proposed Site Plan (Clarke Telecom, Drawing 201 Rev A, 26.01.26), with the 38 bays it shows numbered. Compare with Photograph 10: the middle row is drawn four bays longer than it is on the ground, and the disabled bays are not shown.

The plan also marks both our garden and the car park at ground level 0.00m, although the car park sits about 0.5m higher

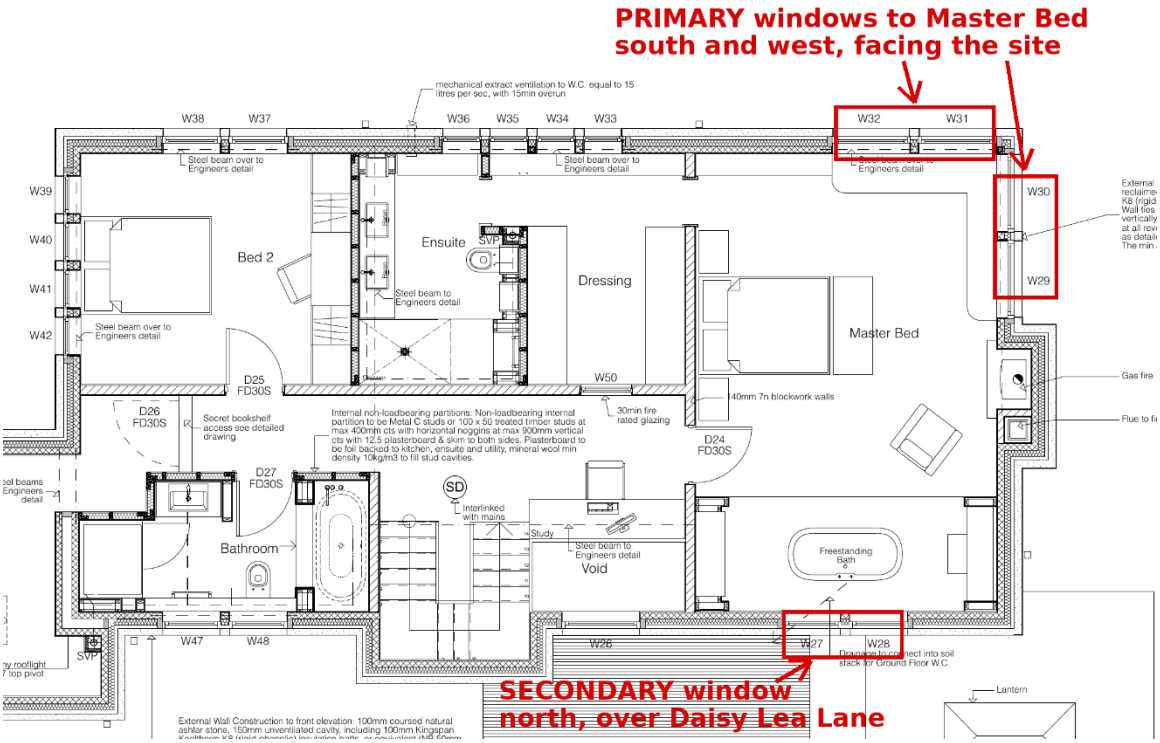


Drawing A: Extract from approved Section B-B (One17 Design, 2905(2-)02) showing the master

Drawing A: Extract from Section B-B of the approved drawings for our house, showing the master bedroom

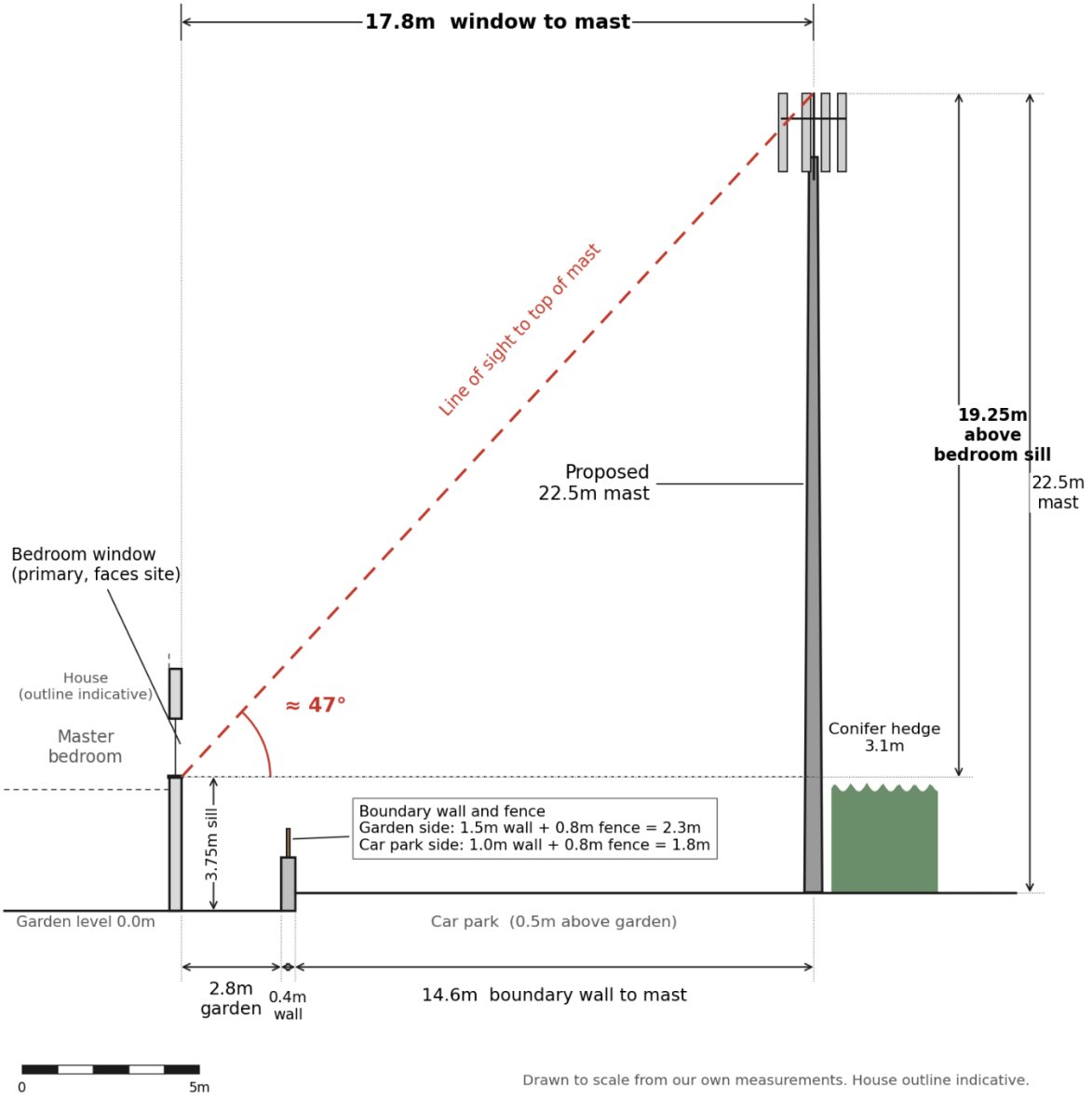


Drawing B: Ground floor plan of our house, showing lines of sight to the mast from the dining room, living room and conservatory.



Drawing C: First floor plan of our house, marked to show the primary and secondary windows to the master bedroom.

Section through 26 Daisy Lea Lane and proposed mast



Drawing D: Section through our house and the proposed mast, drawn to scale from our measurements. The mast would be taller than its distance from our bedroom window, and the line of sight to its top rises at about 47°.