

**From:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>

**Sent:** 02 December 2024 13:25

**Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Thank You Karen

I do formally object

Your clarification raises even more concerns.

Once again ( and as someone who has held an HGV licence for nearly 50 years some experience ) the proposal fails to understand the reality.

If a driver is approaching the forecourt from the east, then they are almost at the point of entry before they can see if the forecourt is clear. I hope all agree this?

When Kirklees , and I dispute that the premise is road safety as the reasons giving rise to complaints initially by Rodger and myself have now vanished with the developer ceasing work , impose the parking regulations a driver cant stop ready to pull onto the forecourt ? Again I hope we all agree on this fact

So we turn to your comment that a driver then has to find a parking or waiting place where their vehicle will not obstruct dropped kerbs or driveways . In this I ask you and highways, using their experience in this field ( and you have not yet supplied a plan as requested several times ) where is this waiting /parking zone ?

As they can not by your statement park in front of 106-110 Leeds Rd being immediately before the new yellow lines , the only legal place to park is on the approach to the garage from the west on the A62 , but in order to do this an artic driver has to find somewhere to turn round on the A62 Where will they do this

I trust that the full correspondence will be placed in front of decision-makers, so they can see the reasons why it is necessary to object, and that as no answer has been given so far these actions , in my view based on totally flawed premises , risk the financial viability of a long established business in this area

Regards

Martyn

**From:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>

**Sent:** Thursday, November 28, 2024 1:12 PM

**To:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>; >

**Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Good afternoon, Councillor Bolt

Thank you for the further clarification, but I can only repeat that this scheme is being proposed on road safety grounds, and as such if the forecourt is full, then as a professional HGV driver, they should find the nearest safe and legal place to wait taking into consideration that they shouldn't park on double yellow lines or directly in front of the properties higher up the road given that they will be blocking access to the dropped kerbs/driveways which is also illegal.

Taking this information into account, please can you let me know if you would like these comments to be taken as a formal objection. I can confirm that the objection period ends today but as your comments were received prior to this date, I am willing to accept these comments once you have confirmed if this is the case.

Kind regards

**Karen North**

Principal Technical Officer

Highway Services

01484 221000

**From:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>

**Sent:** 22 November 2024 11:27

**To:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>; **Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Hi Karen

You misunderstand the operation of **Teale's garage**, in that it has a substantial clientele in HGVs

If/When there are other vehicles on the forecourt, such a vehicle may not be able to pull onto the garage and so wait on the A62 until the original vehicle has fuelled and left.

The parking proposals do not change this, but as has been highlighted on several occasions, clearly means in such cases and unless a driver is willing to wait on the yellow lines for 5 minutes, then the only logical and available place for them to wait is before the yellow lines?

Where else do you believe they will wait.

I believe we can say this will happen, if not please explain where you estimate such vehicles will wait ?

I again point out that in the event a vehicle parks in front of 106 to 110 Leeds Rd and a bus stops opposite ( do you know how many buses per hour there may be at that location?) then until either of the vehicles moves the road is blocked.

I have previously asked for a drawing of the road at this point to illustrate this , please show an articulated vehicle ( 40 ft trailer I believe ?) waiting east bound just before your proposed lines, and also a bus on the current stop and thus what is the gap between them n the highway?

Again it must be noted , and please ensure these details are included in any decision report and they are answered, in this situation at peak periods, vehicles leaving the lights travelling westbound will wait behind the stationary vehicles, and this may result in traffic backing up to the junction due to the volume of traffic through the lights at peak periods, and in order to understand this please can you provide data of these traffic movements as I believe this junction should have data collection equipment or in the worst case scenario highways officers will have this from the recent planning applications in the area

If/when the situation with HGVs waiting arises after the introduction of your proposed legislation , what steps can and will you take to resolve it , as per your comments below?

I am not advocating giving tickets to HGV drivers who must fill up their vehicles ,as per para 4, please ensure this is clear and understood, I was seeking clarity and that clarity is a driver has to be observed waiting there for 5 minutes

I note that residents who have moved into the new houses are asking to retain the ability ( I question your use of the wording right to park , as when Kirklees removed that ability from properties nearby it clearly said they did not have the right to park on the highway and as this is a legal process I would presume that it needs to be accurate ? ) to park on the A62, if the proposed traffic order was as said below a planning condition, then surely those house buyers would have been aware of it and it would show up on the sales plans and their deed searches ?

I do object , as I believe Kirklees are creating a hazard which can be reasonably anticipated and thus creating a potential road safety issue and congestion point

I would also like it adding into any decision report that complaints about vehicles parking leading to this situation were not about new residents cars but specifically referred to the failure of Kirklees council to ensure the developers parked their vehicles off the road, as required by their planning conditions

I would also like it noted in the report that one of the initial and primary comments and reasons for this, was that officers noted vehicles being moved from **Teale's Garage adjacent to, or onto 106 Leeds Road**, but did not ascertain who the owner of those properties was, and as it is Mr Teale then in point of fact vehicles are being moved from one part of land he owns to another

This happens on many places yet Kirklees do not put in place traffic regulation orders so this basic premise is in my view flawed and irrelevant

Regards

Martyn

**From:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>

**Sent:** Monday, November 18, 2024 3:37 PM

**To:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>; **Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Good afternoon Councillor Bolt

Thank you for your further email and I do take onboard your comments.

I can however confirm that a few properties here have requested to retain the right to be able to park their vehicles on the road, showing that on street parking does take place here. In addition, I can confirm that Mr Teale originally requested yellow lines to solve access issues to and from his premises especially for HGVs and that two Keep Clear markings were added to try to help. In addition, given the parking taking place here at the time of the road safety audit, the assessment raised concerns that there is a likelihood that drivers may also park in the junction mouth and up and down the road blocking visibility splays for drivers pulling into and out of the new access and for cyclists and pedestrians travelling down the road and in front of the access. As such a planning condition to introduce waiting restrictions here to improve road safety for all road users was considered necessary,

In response to your concerns regarding vehicles being displaced higher up, including HGVs, I cannot say whether or not this will happen, but I would suggest that if the proposals are successful, then it's likely the HGVs will be able to access the garage premises unhindered with the parking removed but as with all schemes, any introduction of parking restrictions would be monitored and adapted as appropriate if found to be necessary.

The proposed restrictions have been designed to extend the full length of the development (as shown on the attached plan) so any vehicle parked before the proposed restrictions would be directly in front of the dropped kerbs to the properties at this location and so the drivers would already be liable to receive a ticket for obstruction if they prevented access and the residents let our enforcement team know that they would be happy for any vehicle parked on the road getting a ticket. Taking this information into account I believe it's unlikely HGV drivers will park here to wait.

If after reading these further details you would now like to formally object to the proposals, then please can I ask that you let me have any comments you want to make, before the end of the objection period on 28 November 2024.

Kind regards

**Karen North**

Principal Technical Officer

Highway Services

01484 221000

**From:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>

**Sent:** 18 November 2024 13:40

**To:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>; >

**Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Thank you Karen,

Your information bears out what has been said before that **Mr Teale**, myself and others contacted Kirklees to raise the problems caused by the developer and that Kirklees planning and highways did not resolve them

I am fairly confident no one asked for long-term parking restrictions as the issue was resolved due to the completion of the development, not any action requested

I also disagree that it is only those few houses, all new builds, which are directly affected as the impact of this regulation clearly and obviously displaces vehicles which have historically parked in that location.

I have said before that the street notices do not inform residents of 106-124 Leeds Road, ie those who will be impacted by any knock-on effect

Again, I disagree that it is difficult to judge where vehicles will be displaced and may park, it is very obvious that a driver travelling westbound on the A62 and wanting to pull onto the forecourt will obviously stop east of that regulated area, i.e. from 106 Leeds rd eastwards.

They would not and can not park west of the regulated area and have sight of the forecourt to know when it is free to access

Similarly, it is blatantly obvious that if an HGV parks along the frontage of 106, 108, 110 Leeds Rd, it will obstruct the driveways to those properties AND create a pinch point or prohibit passage for vehicles when there is a bus on the eastbound stop ( please check frequency of bus services at this location)

Please produce a plan showing an HGV parked at the eastern end of your proposed restrictions on the highway, and a bus on the stop area

As the premise of your actions and TRO is sightlines for the new build access and egress, please show the impact on sightlines for the driveways from 106 Leeds RD eastwards , as this is a 40 mph road

I am sorry but coming back to review a situation that Kirklees are creating and seeking to rectify any issues caused later is in my view poor governance as these are known issues and matters Kirklees is creating, just as it did when it removed the ability for the cottages to park outside their homes just down the road.

Regards

Martyn

**From:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>

**Sent:** Thursday, November 7, 2024 9:49 AM

**To:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>; **Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Good morning Cllr Bolt

Thank you for your email.

I can confirm that **Mr Teale** contacted the council in August 2023 reporting the difficulty and requesting waiting restrictions as vehicles were having difficulty getting in and out of the premises due to parked cars on the opposite side of the road. Following my investigations and my attempts to contact him via telephone, I contacted **Mr Teale** in August 2023 stating that waiting restrictions were to be progressed here as part of a planning application on the opposite side of the road and that to try to help in the interim, that I would speak to the site manager as a temporary solution.

I can also confirm that if drivers park on double yellow lines, our enforcement officers are legally required to allow a five-minute grace period before they can issue a ticket to vehicles parked on the double yellow lines to ensure the drivers are not loading and unloading. They are also required to check that there is not a blue badge displayed in the car allowing the driver to park on them for up to 3 hours as long as the vehicle does not cause an obstruction.

I can only repeat that as part of the consultation process, a consultation letter was mailed out to **Teales Recovery, Moor Top Garage, Garage, Leeds Road, WF14 ODL** on 29 August 2024 as detailed before. If this was not delivered, I can only apologise.

The other properties who would be directly affected and were consulted are as follows:

1	Jubilee Gardens	Mirfield	WF14 OJR
2	Jubilee Gardens	Mirfield	WF14 OJR
4	Jubilee Gardens	Mirfield	WF14 OJR
5	Jubilee Gardens	Mirfield	WF14 OJR
6	Jubilee Gardens	Mirfield	WF14 OJR
7	Jubilee Gardens	Mirfield	WF14 OJR
8	Jubilee Gardens	Mirfield	WF14 OJR
9	Jubilee Gardens	Mirfield	WF14 OJR
10	Jubilee Gardens	Mirfield	WF14 OJR
98	Leeds Road	Mirfield	WF14 OJE
100	Leeds Road	Mirfield	WF14 OJE
102	Leeds Road	Mirfield	WF14 OJE
104	Leeds Road	Mirfield	WF14 OJE

As part of a TRO we only consult properties directly affected by the proposals and not all properties higher up would be included. That said, we do follow the legal process, and the proposals will be advertised in the Dewsbury Reporter, on the council's website and via street notices. The street notices are put up by the Council's enumerators during the advertisement period of 31<sup>st</sup> October to 28<sup>th</sup> November so I have copied the relevant officers in to ask if they can explain where these are located and check that the street notice is visible.

Given the length of the road here and as unrestricted parking is available on the opposite side of the road, it would be difficult to judge where the displaced parking will be moved to. The proposals are primarily designed to maintain access and visibility splays in and out of the junction and to help maintain access to and from the **garage** on the opposite side of the road. As with all schemes, if the proposals are successful, the scheme will be monitored to ensure that the proposals meet their aims and are effective. At that time, any further issues raised, would be assessed to see if any further action is needed and can be justified.

Kind regards

**Karen North**

Principal Technical Officer

Highway Services

01484 221000

**From:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>

**Sent:** 05 November 2024 17:27

**To:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>; **Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Good Afternoon

Please can you show where **Mr Teale** asked for any action , other than as myself and others also requested to deal with the inconsiderate and contrary to their planning approval, parking by the developers

Which Kirklees failed to resolve.

Karen previously said

"I can confirm that drivers can park on double yellow lines to drop off and pick up. They shouldn't however park on yellow lines to wait until there is a space on the garage's forecourt and could potentially receive a fixed penalty charge ticket if our Civil Enforcement Team were to witness that they had been there beyond the standard 5 minute observation period."

So, for clarity, has an enforcement officer got to observe someone parked for more than 5 minutes before they can take action?

Karen also said “I can confirm that both the residents and the garage were informally consulted on 20 September and no objections or comments were received in response at that time.”

**Rodger** did not appear to be aware, which as owner of the garage he should have been

I can also confirm that as a resident affected I received no notification at home, nor have my neighbours

Also having just been to look there is no notification on light columns or the telegraph poles from 124 Leeds Rd to Jubilee Gardens, the only notice is behind the bus stop on LP 81, which is not efficient as many householders will not see that, especially those who will be affected by the consequences of these actions if it displaces vehicles between 124 and 106 Leeds Rd

I am still awaiting clarity on what consideration Kirklees is giving to the creation of a problem, by its actions, if when stopping short time waiting as has existed for nearly a century, it pushes HGVs eastwards between 106 and 124 Leeds Rd, as mentioned before where they could be opposite the eastbound bus stop, (and creating a hold up for westbound traffic to clear the lights) and parking across driveways,

regards

Martyn

**From:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>

**Sent:** Friday, November 1, 2024 2:33 PM

**To:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>; **Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Good afternoon, Councillor Bolt

I can confirm that bus stops do not need a TRO although it would make sense to consult with any residents directly affected and this will be done prior to the marking's installation. Given that no TRO is needed here, it's likely that these works will be done as a separate works order unless the TRO for the waiting restrictions are approved, in which case they will all be done together though the bus stop clearways will need signs and poles to allow their enforcement.

I do take on board your comments regarding the proposed yellow lines, and when consulting with the residents and the **garage**, my consultation letter stated that “With the introduction of the new residential access at this location and at the request of **the garage**, who also reported issues gaining access to their premises when vehicles directly opposite their access, it was deemed a risk that the drivers may start to use the mouth of the access to park vehicles in these locations consequentially obstructing visibility for vehicles legitimately using the residential access or forcing pedestrians to walk in the access due to obstructed footways.



As a result, a planning condition recommended that waiting restrictions should be provided in the junction mouth and over the length of the access to protect visibility on the main line for emerging vehicles and help assist access to and from the garage.”

As we haven't received any comments or objections at the informal consultation stage, I have arranged for the proposals to be formally advertised. If we receive any objections at this stage, I will be required to prepare an objection report for consideration at a future Cabinet Committee Local Issues meeting.

Kind regards

**Karen North**

Principal Technical Officer

Highway Services

01484 221000

**From:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>

**Sent:** 01 November 2024 13:53

**To:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>; >

**Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Thanks Karen

If the bus stop clearways require a TRO why aren't the tow done together?

Which residents were consulted?

As I have said earlier, the principal stated reason is flawed, Kirklees are saying they are doing this because someone observed vehicles from Teales site A, being moved to Teales site B, and presumably did not know the land is owned by the same people

I have not seen Teales park on the road, I DID see and report the developer doing this but no action was taken

Suggesting this action because a business moves vehicles around its land is preposterous

Q Can a vehicle waiting to access Teale's forecourt and finding another already on there wait once the regulation comes in?

Regards

Martyn

**From:** Karen North <[Karen.North@kirklees.gov.uk](mailto:Karen.North@kirklees.gov.uk)>

**Sent:** Friday, November 1, 2024 9:43 AM

**To:** >; Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>

**Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Good morning Councillor Bolt

You may recall the consultation with yourselves attached above for your information.

I can confirm that prior to the development being approved, when planning officers visited the site, they witnessed the garage taking vehicles off their forecourt and parking these on opposite side of the road outside the development and resulted in a planning condition for parking restrictions being proposed here.

That said, being aware of the existing parking taking place here I acknowledge that the garage previously lodged a complaint about vehicles parking directly opposite their accesses meaning drivers travelling towards cooper bridge being unable to turn into their premises and hence the two Keep Clear markings were proposed to try to help.

I can confirm that both the residents and the garage were informally consulted on 20 September and no objections or comments were received in response at that time.

I can also confirm that there are two bus stop clearways which have been proposed and hopefully these will be provided shortly.

Kind regards

***Karen North***

Principal Technical Officer

Highway Services

01484 221000

**From:** Cllr Martyn Bolt <[Martyn.Bolt@kirklees.gov.uk](mailto:Martyn.Bolt@kirklees.gov.uk)>

**Sent:** 31 October 2024 22:18

**To:** >; Cllr Vivien Lees-Hamilton <[vivien.lees-hamilton@kirklees.gov.uk](mailto:vivien.lees-hamilton@kirklees.gov.uk)>; Cllr Itrat Ali <[Itrat.Ali@kirklees.gov.uk](mailto:Itrat.Ali@kirklees.gov.uk)>

**Subject:** RE: D116-2415(AO) TRO Amendment Order No 15 of 2024 - Jubilee Gardens, Mirfield

Dear Harry,

Has this information been shared with all the nearby properties

Please can you clarify the extent of the order, does No Waiting at Any time, mean exactly what it says? No waiting, stopping, etc ?

Also as I have said before the basic and principal reason for this is flawed and as such needs to be challenged

You say

REASON: As part of a planning application for 14 properties the above location a road safety audit found that a number of vehicles were observed being moved between the garage site opposite the development and an area next to 106 Leeds Road, suggesting an issue with a lack of off-street parking in this vicinity.

As has been pointed out to Kirklees, though not understood.

The garage ( Teale's ) and 106 Leeds rd AND the access road between the new development and 106 leading to a large area of land to the rear of 106 are all owned by Teales

So all they were seen doing is moving vehicles on their land, which is perfectly reasonable and legal

Further I would hazard a guess that the vehicles Kirklees saw may well have been staff vehicles, which is reasonably and understandably bearing in mind that the garage site has loads of HGV movements, then it is better to park cars away from the forecourt to allow better manoeuvrability

During the planning process, and for nearly the century that Moortop Garage has existed there has been no issue with off street parking

My family have owned 112 Leeds Rd , Mirfield since 1936 and we have NEVER had an issue with vehicles from the garage

This situation would not be considered now if Kirklees had accepted the suggestion, based on the knowledge of this location, that the developer should place this entrance/exit at the west of their site, but officers ignored this and here we are

I look forward to the detailed response please

Martyn