

About the application

Application number: 2023/92079	
What is the application for?:	Outline application for erection of residential development of 10 dwellings, dem
Address of the site or building:	Rear of 23 to 43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Objection 2023/60/92079

I have had a look at the new plans submitted by Robert Halstead for the proposed access to land to the rear of 23 to 43 Moor Lane.

The developer is proposing to create a shared paved footway at the east side of the proposed access road, which will continue round to the front of No.27 Moor Lane. This will mean that No.27's existing original stone wall will be moved back into the garden by at least 2 metres. This is supposed to facilitate a line of sight. The area created is going to be blocked paved. In reality, the developer has created a perfect parking space for any size of vehicle. Any visitors or drivers delivering to properties in Moor Lane will see this as a perfect parking spot. Any visitors going into the proposed development site, who are unable to locate the 3 hidden 'on-site' visitor parking spaces, are simply going to drive out and park in front of No.27. Any parked vehicle or pedestrians in this area will obstruct the proposed line of sight for drivers exiting the proposed access road.

The proposed wall re-alignment at 27 Moor Lane will leave at least 2 metres of No. 29's front garden, literally exposed to east bound traffic movement, down Moor Lane. This 2 metre paved footway will make Moor Lane appear visibly wider than what it actually is. This misconception will encourage drivers to travel at even higher speeds. Vehicles travelling down Moor Lane will first have to dodge the Manchester Bollards, and then be faced with the side of a solid stone wall. This stone wall coupled with the dangers of the bollards, especially in dark wet weather conditions, will mean that this developer has created a hazardous feature in an already dangerous road. There is no street lighting on the full length of the north side of Moor Lane. This will be a dangerous, badly lit potential accident black spot.

If you look at drawing number [id998717] and increase the magnification to 200%, you will clearly see that the left hand contrived visibility splay runs though the wall and the 2.3 metre high conifer hedge, owned by 29 Moor Lane. No line of sight is possible because of No. 29's boundary.

This planning application should be refused because this proposed line of sight and proposed left hand visibility splay is sub-standard, dangerous and a highway safety hazard.