

Consultee Comments for Application 2025/92713

Application Summary

Application number: 2025/92713

Location: Rear of 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Proposal: Reserved matters application pursuant to outline permission 2023/92079 for erection of residential development of 10 dwellings, demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls and discharge of details reserved by conditions 4 (noise), 5 (BEMP), 6 (Arboricultural Impact Assessment), 7 (safety and security), 8 (landscape), 9 (LEDS)

Planning Officer: Louise Bearcroft

Consultee Details

Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police

Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ

On behalf of: West Yorkshire Police

Comments

Thank you for your request for consultation on the above application. The comments are made with the intention of reducing opportunities for future crime and antisocial activity which addresses our collective responsibilities outlined in Section 17 of the Crime and Disorder Act 1998, by creating safe and secure developments where people will want to reside, visit or work.

The recommendations are supported by the following guidance:

NPPF National Planning Policy Framework (Section 8. Promoting healthy and safe communities) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Kirklees Council Planning and development policy

<https://www.kirklees.gov.uk/beta/planning-and-development.aspx>

Kirklees Development Plan <https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>

Secured by Design www.securedbydesign.com

Crime Prevention Through Environmental Design (CPTED).

This advice is given as a view as to what measures might reduce the risk of crime; there can be no guarantee that the recommendations will prevent crime.

Before any measures are implemented you are advised to consider current Health and Safety Legislation, Planning Permission and consult with your local Fire Safety Officer or any statutory body that may require notification or consultation.

Site review

This reserved matters application is seeking approval of the scale, appearance, layout and landscaping for the 10 dwellings approved at outline.

I am pleased to see the Crime Prevention section within the Planning Statement. Proposed external doorset, window, Eurocylinder lock, alarm and cycle storage standards as well as the provision of TS007 2-star rated handle or escutcheon are supported.

Design and Access Statement mentions a capability for providing secure storage for bikes within the garden shed- the sheds are not apparent on the site plan. If they are provided by the applicant, they should be rated to Sold Secure SS301 Bronze. In any case-whether rated or not- the sheds should be securely fixed to the base, have no windows, their hinges should be coach bolted through for extra security and stands/ ground anchors inside rated to Sold Secure Bronze as a minimum.

Heat pumps and EV charging cables are a valuable target for acquisitive offenders due to their value.

Heat pumps on this development are located behind a secure boundary line. The unit, brackets or nearby features must not facilitate climbing to ledges, overhangs, low roofs, balconies or upper floors. Heat pump units should be fixed to a concrete base with tamper-resistant bolts or ground anchors that cannot be easily removed with standard tools. Cabling is to be run internally where possible; for external runs, steel conduit or armoured cable should be used. Cable entry points are required to be reinforced with tamper-resistant clamps and fittings. Heat pump units should be illuminated with dusk till dawn lighting and covered by CCTV (if applicable).

EV charging cables should be disconnected and stored securely when not in use, particularly overnight. EV charge points should be installed with tamper-resistant fixings. Cable routes should be protected with steel conduit or through-wall connections. The units should be located in visible, well-lit areas close to the property, overlooked by active rooms such as kitchens, dining/ living rooms.

Planting/ landscaping: hedges at the front of the plots should be kept to the height of 1m or below. Shrubs should be selected to have a mature growth height no higher than 1m;

trees should have no foliage, epicormic growth or lower branches below 2m, thereby allowing a 1 metre clear field of vision.

Boundary treatments- no issues with proposals. With regard to the hit and miss timber fencing above stone retaining wall: the wooden fence needs to be located flush to the edge of the wall on the external face so as not to create informal seating or footholds.

Plot 1- bins should be located behind a secure boundary line. Otherwise, they may be used to scale the fence or be repositioned and used as a climbing aid to reach the property's non-accessible windows. In addition, the parking provision does not appear to be overlooked.

Plot 6- parking area does not appear to be overlooked.

Plot 10- the placing of proposed hedge at the front will likely obstruct the view of the vehicles, and therefore reduce opportunities for capable guardianship. This should be removed or relocated so parking provision can be observed from the property's living room.

House Types 01, 03, 04, 05, 06 feature a bike store within the garage. Ground anchors/stands inside should be rated to Sold Secure Bronze as a minimum.

Could the applicant please respond to the above comments which relate to condition 7 of the outline permission as well as the current reserved matters application.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District