Consultation Response from KC, Highways Development Management
2025/92713 Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Reserved matters application persuant 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)
Date Responded:18-11-2025 Responding Officer: Mark Berry. Responding Ref: 8-9NE-16.

This is a 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) at land to the rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton.

The 106 Agreement attached to the 2023/92079 outline permission includes the provision of a management scheme for the maintenance and management of the internal estate roads and visibility splay land.

Highways Development Management comments

1, Two parking spaces are shown on the proposed site plan number 002 rev C for P27. Can it be confirmed that these spaces are to be allocated to house number 27 Moor Lane to compensate for loss of parking to the dwelling.

2, The forward visibility splay to the first bend is not clearly shown. The footway needs to be widened to include this area.

Other than the above the proposals are in accordance with the indicative plan attached to the 2023/92079 outline permission that was considered acceptable to Highway Development Management.