About the application

Application number: 2025/92713	
What is the application for?:	Reserved matters application pursuant to outline permission 2023/92079 for erect
Address of the site or building:	Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Postcode:	LS10 1NB

User comments

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

The outline planning for this site was granted under application 2023/92079 with many reserved matters to be decided upon. New developer PPJ have largely disregarded what had previously been proposed by Binks after consultation with Kirklees Planning on 29/6/23.

On application 2023/92079 plan id 998719, 12/07/23, the proposed block layout by JGd denotes "updated July 23 as per LPA" and shows:-

A plan for 6 x 3 bed dwellings and 4 x 4 bed
Plots 3 and 4 plus plots 6 and 7 show 3 bed semi detached dwellings
Plots 1 and 2 have been moved further North - away from the listed building and leaving more amenity space in the SW corner
The above resulted in a much more open feel with more areas of communal enhanced habitat zones
A mix of housing, all 2 storey
24 resident parking spaces, 3 visitor spaces - well spaced out in the development, and 2 spaces for 27 Moor Lane. A total of 29 parking spaces as suggested and approved by the Planners.

As far as the housing and site layout are concerned, plan id 998719 is what was approved.

PPJ have proposed:-

A different mix of dwellings covering much more land (1 x 3 bed, 7 x 4 bed and 2 x 5 bed)
There are no semi-detached houses
The amenity space at the side of plot 1 has gone.
Plot 1 is a 5 bed, 3 storey house.
A much more cramped development with tiny gardens and little amenity space
Only 2 visitor parking spaces - both together down the private drive heading towards

Only 2 visitor parking spaces - both together down the private drive heading towards plot 10
Only 1 parking place for 27 Moor Lane

Drainage - PPJ have proposed a totally different system and also ignored all Yorkshire Water advice that surface and foul water must discharge from the site by separate means and connect into the 2 different sewers in Moor Lane. Previous drainage engineer reports have also not been taken notice of.

PPJ have also ignored all the advice from Kirklees Planners in the Delegated Report/Committee Report id 1007435. For example:-

Stipulated distances between dwellings
Bin drag rules
The front garden of 27 Moor Lane should have a stone wall in keeping with the area - a fence has been proposed
Rules re flood exceedance routes

In summary, Gomersal does not need more large houses and this planning proposal is nothing like what was originally granted. As such it should be refused.