

DC Admin

From:
Sent: 16 February 2026 15:44
To: DC Admin
Subject: Fw: Planning ref 2025/92713

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Good afternoon

I wish to comment on the recent changes re this planning application:-

Pleased to see that there are now 6 x 3 bed houses and 2 parking spaces for 27 Moor Lane.

My objections

Plots 1 and 10 are the most contentious dwellings. They still show as 5 bed houses (plot 1 is 3 storey) but they should be 2 storey smaller 4 bed houses as per the outline pp granted in 2023.

Plot 1 originally had a house area of 161.4 sq m on outline pp in 2023 but this has increased to 225.21 sq m excluding garage in 2025.

Plot 2 was 161.4 sq m in 2023 and now 163.48 sq m excluding garage in 2025.

Plot 10 was 153.5 sq m in 2023 and now 185.8 sq m.

As per the final “proposed site / block layout” plan id 998719 on 2023/92079, plots 1 and 2 should be further into the proposed development in deference to the Grade II listed building behind, and also to create more amenity space in the SW corner. This whole revised layout in 2023 had a much more open feel.

The recently proposed site / block layout plan on 13/2/26 ref id 1126613 seems cramped and lacking in amenity space. The houses are very close together and all this was the reason planning got refused in 2023 by Committee in the first place.

The bin store for plot 3 is down some steps and the bins have to come out via a gate on to plot 4’s land.

Visitor parking spaces - still only 2, both down the private drive towards plot 10. There should be 3 of these and well spaced out.

The bin drag distances for at least plot 10 do not comply with regulations.

Align properties drainage report on 13/2/26 ref id 1126612

The flood exceedance route is still directed towards the garden and house of 21 Summerdale. Align are playing the flood occurrence down to 1 in a 100 years, but the UK is constantly flooding. Yorkshire Water have said this route cannot happen without permissions, and Kirklees own LP28 guidance policy concurs with this.

Also under “**Foul water strategy**” within this report, the rear garden of plot 43 is mentioned. Presume this is a typo and should say 41.

All the information on 2023/92079 in Delegated report 13/9/23 id 1007435 states the conditions under which outline planning should be granted. Binks Developments have sold the site on to PPJ and their Solicitors should have undertaken due diligence re said conditions.

PPJ are not honouring the outline planning conditions and this proposal should therefore be refused.

Regards

9 Summerdale
Gomersal

Please upload this e Mail to 2025/92713 and withhold my name