

DC Admin

From:
Sent: 25 May 2026 13:51
To: DC Admin
Cc: louise.bearcroft@gov.uk
Subject: Moor Lane Gomersal Objection to Planning Application 2025/ 92713

Good Morning

Would you please add the following statement to the Neighbour Representation comments

Despite all the objections to the revised plans submitted by PPJ Development's after when they purchased the site from Binks Developments, the only significant alteration to the plans has been the re routing of the (illegal) flood exceedance route. Only minor amendments have been made to the plans, such as bin collection points, hedge positions, road widths, and visitor parking alterations which are quite insignificant in the grand scheme of things.

What is significant is that from day one the revised plans submitted by PPJ Developments have totally ignored the " Outline Approval " which was for **6 No 3 Bed and 4 No 4 Bed houses**. PPJ submitted plans for

6 No 3 Bed, 2 No 4 Bed and 2 No 5 Bed houses, one being 3 storey.

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If the Outline Approval was for **6 No 3 Bed and 4 No 4 Bed houses** then such a significant variation should have warranted a new planning application.

Bearing in mind that the original application by Binks Developments was refused on the 23rd June 2022 for the following reasons, and I quote :-

In accordance with the plan(s) and applications submitted to the Council on 23-Jun-2022. The reasons for the Council's decision to refuse permission for the development were :
1. The proposed development, by reason of the number of dwellings and subsequent layout would result in a cramped and intensive form of development on the existing green space which would be out of keeping with the character of the area. To approve the proposed development would be contrary to Policy LP24(a) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

To substitute two of the 4 bed houses for two 5 bed houses can only increase the the "**cramped and invasive form of the development**"

The 5 bedroom 3 storey house is shown at the entrance to the development which will overlook Peel House (listed) and the other 5 bedroom house is shown at the bottom of the site and will overlook 21 Summerdale and the roof line will be approximately 2.00 metres higher.

I would be interested to know if any meetings have taken place between Kirklees Planners and PPJ developments, and what has been said as I find it strange that since the current plans were

first submitted, little attempt has been made to modify the house types based on the Outline Approval.

As the latest plans still bear no resemblance to the original Outline Approval this application must be refused and a new application submitted in line with the said Approval notice.

Kind Regards

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