

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
Re Revised Plans dated 24th June 2026 Planning Moor Lane Issues After many deliberations, objections and comments, the latest KC Strategic Planning Committee meeting was held on the 11th June 2026. Issues relating to House Type / sizes, Bin travel distances, proximity of plot 10 to Summerdale and the poor access off Moor Lane were discussed by the councillors and members of the public. Subsequently revised plans were submitted by PPJ Developments and in my opinion they appear to satisfy most of the concerns. However the revised plans have not addressed Plot 1 which is still shown as a 3 storey house, and another 3 storey house is now planned for Plot 5. Whilst plot 5 maintains the eaves level at the top of the 1st floor windows (as are all the other houses), this has the 2nd floor within the roof space, with typical sloping ceilings and Velux style windows. Plot 1 will have the eaves level at approximately 1.00 metre above the 1st floor windows to allow for more traditional height rooms on the 2nd floor. Also, because the outside driveway level of plot 1 is approximately 1.35 metre lower than the level by the entrance door, this will add to the overall height of the house when viewed from the entrance to the site. This will impact even more on Peel House, the Grade 2 listed building, and also other adjacent properties. Three storey houses were not part of the outline approval in December 2023 and should not be permitted. Moor Lane Access / Traffic Issues Moor Lane is a Bat Drive between Doughty Road and Oxford Road	

Moor Lane is a Rat Run between Dewsbury Road and Oxford Road.

I often walk up Moor Lane (never drive up) and because cars are parked on the opposite side of the road to the development, and occasionally on the development side, I regularly see speeding cars forcing their way through or tucking into gaps to allow vehicles to pass.

Preliminary work has been carried out to the entrance of the proposed development to ensure that based on passed analysis “ Approved sight line” distances will ensure safety of residents driving out of the development, and also motorists driving up and down Moor Lane.

I do feel that this appears flawed.

The main problem is that vehicles coming up Moor Lane are not on the left hand side of the road, but straddling the centre line, or worse, over to the right hand side of the road.

As such, some vehicles cannot be seen until they are 10 to 15 metres from the entrance to the development.

I would question if this was taken into account when the “Sight Lines” were calculated.

Furthermore, the actual kerbs have still to be finished in the vicinity of the boundary between No 27 and 29 Moor Lane. It appears to me that to achieve the “ Approved sight line” distance this will need to extend into the private garden of No 29. This house has a hedge and stone wall terminating at the road edge.

Without knocking part of the wall down and removing the hedge and shrubs the “ Approved sight line” criteria will not be met.

Following the visit to site prior to the Planning Committee meeting on the 11th June 2026, Councillor Christine Smith stated that she was very familiar with Gomersal, and was particularly concerned about the access to the development, and the traffic situation generally on Moor Lane.

KC Highways need to carefully consider the current traffic situation on Moor Lane and consider some form of traffic calming measures before a serious accident occurs.