

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

STRATEGIC PLANNING COMMITTEE

23 JULY 2026

Planning Application 2025/92713

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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)

Rear of 23 to 43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Representation

The following is stated in paragraph 7.4 of the main committee report:

7.4 Following the strategic planning committee held 11/06/2026 the amended plans, as detailed in paragraph 3.2 of this report, were advertised by a further round of publicity, expiring on the 15th of July. Note that this is the day the report is due to be published: should any further representations be received in the afternoon / evening of the 15th, or after this date, they will be reported in the committee update.

One additional representation has been received that is not reported within the committee report. This brings the total representations received, across several publicity periods, to 83 comments. The following is a summary of the comments received in the additional representation, followed by officers' responses:

- The revisions '*appear to satisfy most of the concerns*' raised at committee. However, concerns remain re. the scale of plot 1 and Moor Lane Access / Traffic Issues.

Response: This is noted.

- 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.

Response: These matters are largely considered within the committee report. It is accepted there are different positions on whether the property is 'two-storey, with habitable rooms in the roof space', or 'three-storey'. Officers do not consider the property to be a 'true' three-storey property, although it is accepted that the eaves and overall height are higher than a typical two-storey property.

Regardless of whether it is considered two-storey or three-storey, officers have considered the impacts of the building as proposed, in terms of its scale and appearance, based on the submitted plans. As set out within the report, officers are of the view the building's appearance and scale are acceptable, having regard to land levels, the historic environment, residential amenity, and all other material planning considerations.

- Three storey houses were not part of the outline approval in December 2023 and should not be permitted.

Response: The outline did not define or limit maximum heights, with scale and appearance being reserved matters. Indicative details submitted as part of the outline are subject to change. Therefore, it is acceptable for three-storey properties to be considered at this time.

- Cars are parking on Moor Lane, opposite the development. Cars are seen speeding and forcing their way through, or tucking into gaps to allow vehicles to pass. The sightlines are inadequate, with the main problem being vehicles on Moor Lane are not on the left-hand side of the road, but straddling the centre line or on the right-hand side (due to the road being parked). Therefore, the sightlines were not done correctly. Furthermore, the actual kerbs have still to be finished in the vicinity of the boundary between No 27 and 29 Moor Lane. 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. 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.

Response: Access was considered and approved at outline stage. It does not form a consideration under this application.

Consultee responses

K.C. Crime Prevention: Advice and comments offered regarding delivering practical crime mitigation measures, based on the latest amendments. This includes feedback on landscaping and boundary treatments. Of note, they state:

The proposed bin store design will create climbing aids to scale the adjacent fence. This is not supported. The height and design of bin stores should be reconsidered. My recommendation would be for these to match the height of adjacent fencing and be topped with a pitched roof. The bin stores must be lockable so that the containers are not easily stolen, misused or repositioned to serve as climbing aids.

Officers note these concerns but consider the bin-store locations to be necessary, given the constraints of the site, negotiations undertaken, and feedback from committee. Therefore, there are competing highways, residential amenity, and crime mitigation considerations. An appropriate balance is required between these competing matters.

In this case, it is recommended that a condition securing details of the bin-store (i.e., design and appearance), to be submitted to and approved by officers, be imposed. That application would be considered with further input from consultees at that time.