

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
Objection to Planning Applications 2025/61/92713/E and 2025/44/92737E	
Private Drives serving multiple properties	
<p>On planning application 2025/61/92713/E and planning application 2025/44/92737/E there is a proposed private drive serving plots 7, 8, 9 & 10. There is no detail on the plan advising the width or length of this private drive. Based on calculation to estimate the bin drag distance for Plots 7, 8, 9 and 10 this private drive must be at least 25 metres. This has been calculated using internal room widths within these plots. This is a minimum calculation as it does not include the width of 3 pathways between plots 10 & 9, plots 9 & 8, and plots 8 & 7, located along the length of this private drive. The width of this private drive narrows in front of plot 9 therefore the width of this private drive reduces to less than 4.5 metres at this point.</p> <p>Kirklees Highway Design Guide specifies in point 3.18 on Page 31 "To ensure that residents can access their properties, a private drive serving five dwellings or fewer should be a minimum of 4.5 m wide." Therefore this private drive does not comply with this minimum requirement specified in Kirklees SPD's</p> <p>As the private drive serving plots 7,8,9 & 10 is over 20 metres, facilities should be provided to allow delivery or service vehicles up to 3.5 tonne max gross weight to turn round, so they can leave the public highway in forward gear and then re enter it also in forward gear (Kirklees Highway Guidance Note Emergency Access. Waste Management, Servicing, and Deliveries Page 7 Section 70). This facility has not been provided on the plans as specified in Kirklees Highways Guidance Note, April 2020.</p> <p>Based on the above information this planning application should be refused.</p> <p>Please add these comments to both planning applications 2025/92713 and 2025/92737</p> <p>Thank you</p>	