

About the application

Application number: 2026/90484	
What is the application for?:	Change of use from dwelling to C2 for 4 children, erection of first floor extens
Address of the site or building:	143, Church Lane, Gomersal, Cleckheaton, BD19 4QN
Postcode:	LS27 7HB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
As a resident on The Coppice I object to the proposed application for 143 Church Lane, Gomersal, Cleckheaton, BD19 4QN. Since renovations on this property began I have experienced significant difficulty exiting The Coppice as there are typically 2-3 vehicles (including work vehicles) parked in a row over the curb leaving next to no visibility as to what vehicles are oncoming. Church Lane is a road renowned for speeding as can be verified by West Yorkshire Police who frequently park at the entrance/exit to The Coppice using their radar speed gun. The parked vehicles do not allow enough room for pedestrians to walk safely past them meaning that when I take my young child to nursery in his pram I have to go onto the road which I do not feel comfortable doing but I'm left with little choice. I can see that on the proposed plans there will be two allocated parking spots but with 4 children, a minimum of 3 staff members on site at all times (to transport all of which a minibus would be needed), health and social care services and family/friends to name but a few I question if this is realistic. This will leave visitors needing to park out front of the property (concerns raised above), on The Coppice to which all residents have allocated parking spots or anywhere else on Church Lane which would equally pose a safety hazard as both sides are on a bus route. There are no fire exit points referenced on the proposed plans, however, I can see that extensions have been constructed leaving little/to no room for children and staff alike to evacuate down the side of the property. Meaning that if there were to be a fire at the front of the property they would have to exit through the rear of the property and through neighbouring gardens. Or to the front of the property which is a main road on two bus routes. Neither option seems particularly safe. I can see that Harmony House Retreat LTD 16152803 was incorporated on 27th December 2024 and has 2 officers pertaining to Edward Smith who is listed as both secretary and director. They do not appear to have any previous experience within this sector which is a concern in itself	

sector which is a concern in itself.

In any facility containing vulnerable children there typically needs to be CCTV overseeing all areas of the building including the outdoor area. As the foundations of this property are higher than ours I worry that this would overlook my property which is an invasion of my privacy. I have a young child as mentioned above who should be able to play out freely without me as his mum having to worry about whether or not he is being recorded or photographed.

A number of residents on The Coppice have a balcony adjoined to their living rooms which are to the exterior of the property. We tend to use this area largely in the warmer months and it directly overlooks 143 Church Lane which would be an intrusion of privacy for the children residing at the service.

It is referenced that there will be 1 member of staff to each child although with 3 full time equivalent staff members this is already unachieved. With there being potentially such a big age gap between the children (7-18) I feel that it is vital to ensure that the correct staffing is in place to safeguard all children involved. There also isn't a mention of if there will be a Deputy Manager in place on a weekend (all that is referenced is Mon-Fri working hours) which sparks concern as to who would be overseeing the facility on a weekend.

I strongly believe that all children deserve a home and although this neighbourhood has huge appeal (hence buying a property here) I do not feel that this is the right location to house vulnerable children. I hope that they are able to find alternative provisions which are safe and allow them use of the outdoors which is vital to their physical/mental and emotional health.