

Address: 123, Church Lane, Cleckheaton, Bd19 4qn

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

I wish to object to the planning application for the proposed change of use from a residential dwelling to a children's care home.

My concerns relate to planning impacts on residential amenity and highway safety.

Firstly, the application does not appear to provide sufficient information regarding staffing levels, shift patterns or the expected number of professional visitors to the property. Without this information it is not possible to properly assess the level of activity that will occur at the site.

Church lane is at peak times a very busy road.

police traffic vehicles both stationary and mobile officers with speed guns are a frequently visiting church lane to combat this issue .

Secondly, the proposal is likely to result in a significantly greater level of vehicle movements than a normal family dwelling. Staff working in shifts, professional visits and management visits are likely to generate additional traffic and parking demand. The application does not include a transport or parking assessment demonstrating that sufficient parking is available within the site.

Thirdly, the increased comings and goings associated with a staffed residential care facility are likely to result in a level of activity that is materially greater than that associated with a typical single household. This may lead to disturbance and a loss of residential amenity for neighbouring properties.

Finally, due to the lack of operational detail provided, it is unclear how the council can fully assess the impact of the proposed use on the character of the area and the living conditions of nearby residents.

For these reasons I request that the Local Planning Authority refuse the application or require the applicant to provide further detailed information regarding the operation of the proposed facility before making a decision.