

DC Admin

From:
Sent: 12 March 2026 18:12
To: Jennifer Booth; DC Admin
Subject: Objection to planning application PP-14717946- 2026/90484

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Application PP-14717946
Site Address: 143 Church Lane, Gomersal, Cleckheaton, BD19 4QN

PLEASE REDACT MY NAME, ADDRESS AND ALL CONTACT DETAILS FROM ANY PUBLICATION OF THIS OBJECTION DUE TO PRIVACY ISSUES.

Dear Ms Booth,

I write to formally object to the above planning application relating to the extension, refurbishment and change of use of 143 Church Lane from a dwellinghouse to a Use Class C2 residential institution accommodating up to four children. While the reuse of vacant buildings can be beneficial in principle, I have significant concerns regarding the accuracy of the information submitted within the application and the potential impacts of the proposal on the surrounding residential area. I respectfully request that the Local Planning Authority carefully review the following issues before determining the application.

Firstly, the application states that the development is exempt from the statutory Biodiversity Net Gain (BNG) requirement on the basis that the proposal falls below the "de minimis" threshold of 25 square metres. However, the application documentation itself indicates that the site area is approximately 370 square metres and that the proposed development will increase internal floorspace from 107 square metres to 156 square metres, representing a net increase of 49 square metres. This appears inconsistent with the justification provided for exemption from BNG requirements. In light of this discrepancy, it would be reasonable for the Local Planning Authority to require clarification and, if necessary, the submission of an appropriate Biodiversity Net Gain assessment to ensure compliance with current legislation.

Secondly, the application form confirms that development works commenced on 15 December 2025, prior to the submission and determination of the planning application. Since works appear to have begun without the benefit of planning permission, it is important that the proposal is subject to particularly careful scrutiny to ensure that development has not progressed in advance of proper planning assessment or contrary to planning policy and procedure. The application also claims the property has been vacant for ten years - this is incorrect as it was occupied up to 2019.

Thirdly, the proposal seeks permission for a residential institution accommodating up to four children, yet the submitted documentation refers to only two rooms associated with the residential use. This raises questions regarding whether the internal layout and accommodation are adequate to support the level of occupancy proposed. The Local Planning Authority should therefore ensure that the submitted plans clearly demonstrate that sufficient accommodation and facilities are provided in order to safely and appropriately support the proposed use.

However, the most significant concern relates to parking provision and the potential impact on highway safety. The application indicates that the development would employ one full-time and five part-time staff members but proposes only two on-site parking spaces. Given the nature of a residential care setting, it is highly likely that staff will work in shifts, meaning that vehicles associated with staff members may overlap during shift changes. This raises

a clear risk that additional vehicles will be forced to park on Church Lane. As I'm sure you are aware Church Lane is a residential road, and the section immediately outside the property is situated on an uphill stretch within 10 metres of the junction with The Coppice. Parking associated with the property has already resulted in significant visibility issues and obstruction since December 2025. Multiple complaints have been made to West Yorkshire Police and Kirklees Council by myself and neighbouring residents regarding vehicles parking outside the property. On several occasions drivers have come close to road traffic accidents because their visibility when exiting The Coppice was completely obstructed. When vehicles park on the roadside outside the property, the view up Church Lane becomes dangerously restricted. This is particularly concerning given the proximity of the junction. Rule 243 of the Highway Code advises against parking near junctions or in positions that obstruct the road or endanger other road users. While the rule itself may not automatically constitute a statutory offence, parking in such a location may still be considered an unnecessary obstruction or dangerous positioning under road traffic legislation. In this context, the level of parking provision proposed appears inadequate and risks creating unacceptable pressure for on-street parking, which would adversely affect highway safety and the residential amenity of neighbouring properties.

The application also indicates that trees or hedges exist on or near the site, yet it concludes that no protected species or biodiversity features are likely to be affected. Without the submission of a supporting ecological or biodiversity assessment, it is difficult to verify that protected species such as bats or nesting birds would not be impacted by the proposed refurbishment works. Given the presence of vegetation on the site, further ecological information may be required before a fully informed planning decision can be made.

For the reasons outlined above, I respectfully request that the Council carefully review the inconsistencies within the application and require the submission of accurate and comprehensive supporting information before any planning decision is made.

Thank you for considering this representation.

Yours sincerely

Sent from my iPhone