

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?	Yes
Planning Objection Note – 143 Church Lane, Gomersal Application: 2026/62/90484/E (Children's Care Home, Use Class C2) This objection is submitted on the basis of planning, safety, and safeguarding concerns regarding the proposed use of 143 Church Lane as a children's home. 1. Unsuitable Location and Environment The property is located on a busy main road (Church Lane), which presents inherent safety risks, particularly for children with complex behavioural or emotional needs. The site is characteristic of a family dwelling within a residential setting and lacks the spatial, environmental, and therapeutic qualities expected of specialist residential care provision. The rear of the property directly borders farmland where heavy machinery and livestock are present. This creates a foreseeable and evidenced risk should a child abscond from the property. The absence of a secure and usable garden space further limits opportunities for safe outdoor activity and emotional regulation. 2. Absconsion and Safeguarding Risks The site presents multiple clear absconsion risks: • Direct access to a main road with regular traffic flow. • A bus stop located immediately opposite the property, enabling rapid unauthorised travel. • Limited boundary security. These risks are incompatible with the needs of children requiring structured, supervised environments. The setting is not secure and does not align with safeguarding expectations for high-needs placements. 3. Traffic, Parking, and Highway Safety The proposal underestimates traffic generation associated with a children's home. This includes:	

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- Staff shift changes (multiple times daily)
- Visiting professionals (social workers, therapists, healthcare staff)
- Transport for education and appointments

Church Lane already experiences fast-moving traffic, and visibility at junctions such as The Coppice is restricted. Increased on-street parking and vehicle movements will heighten the risk of accidents.

I can confirm from personal experience that this risk is already present. My wife and I have both experienced near miss accidents on this stretch of road.

Also on multiple occasions while walking our young primary school aged children to school we have been unable to use the footpath due to it being blocked by vehicles.

This has forced us to walk into the main road which is both unsafe and unsettling.

Under this proposal I can see this situation getting worse.

4. Impact on Residential Amenity

The scale and nature of the proposed use will materially change the character of the area. Additional build above the garage will infringe on privacy and reduced light.

5. Ofsted and Suitability Standards

Children's homes in England are regulated by Ofsted and must meet strict standards under the Children's Homes (England) Regulations 2015. These include requirements relating to:

- Suitability and safety of premises
- Adequate space for care and supervision
- Protection from harm and risk

Based on the site constraints (limited space, lack of secure outdoor area, proximity to hazards), there is a strong case that the property will struggle to meet these standards and this needs to be considered when reviewing this application.

6. Community and Procedural Concerns

Works appear to have commenced prior to approval. The extent of the work does not appear to be within permitted development against the original footprint of the house and I urge the planning officer to review this matter.

Conclusion

This site is not appropriate for a children's residential care home due to clear and evidenced concerns relating to safeguarding, highway safety, residential amenity, and overall suitability. The proposal does not represent a sustainable or safe form of development for this vulnerable cohort.