

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
Objection to Planning Application I wish to object to the Planning Application in respect of 143 Church Lane, Gomersal. My family has lived in this area for many years - we live in a peaceful neighbourhood set within very pleasant countryside, attracting those with families and those wanting a safe, quiet retirement. This is an opportunist application that pays no regard to local residents, the character of the neighbourhood or indeed to the actual needs of those it intends to house in the facility. The lack of respect shown during recent months of development work also does not bode well for the area during future occupation. There are a number of reasons why the application should be rejected: 1. Highways and Parking The property intends to house up to 4 children with supervising adults on a 1:1 ratio. The plans propose spaces for only 2 cars. If 4 adults are resident at the site, the on-site parking provision will therefore be inadequate. As well as staff parking, the use proposed is likely to involve many more vehicles at the site whether for visitors or to transport the children. The site is adjacent to the very busy Church Lane (a bus route) and also only a few metres from the entrance to The Coppice. On-road parking would therefore block sight lines for those exiting The Coppice, creating a continuing road safety hazard. During recent months, the owner of 143 Church Lane has begun renovation work at the site. This has involved a number of workers in multiple vehicles attending the site. On some days, as many as three vans have been parked on Church Lane. These vehicles have caused significant challenges for me, my family and other residents of The Coppice whilst trying to drive out of the street and turn onto Church Lane.	

The Coppice whilst trying to drive out of the street and turn onto Church Lane - visibility has been significantly reduced and bottlenecks have been caused as other cars on Church Lane have tried to drive past. This continues to be a significant road safety risk. Photographic evidence is available if required.

There is also a risk that staff or visitors to the site decide to park on The Coppice, which already has a high density of parked cars, adding to road safety risks.

As the site will not have enough parking, these problems will become permanent if the application is granted.

A Highways assessment has not been included with the application, which suggests the applicant has either not considered or has chosen to ignore these risks.

2. Suitability of the Site

The site is not suitable to house vulnerable children. The site has very little open space that children could expect to access, which may mean they are more likely to try to leave. The presence of the site on a bus route may also make this more likely. The site also backs onto open farmland and a working farm, creating additional hazards if children decide to abscond and hide in the local area.

The site will overlook a number of residential properties - creating privacy concerns for existing residents as well as blocking light to their gardens.

3. Character of the area

Introduction of a children's home into the midst of a residential area will change the character of the area and increase risks for local residents unnecessarily.

The change of use proposed in the application is likely to bring people into the area who have disturbed lives, more likely to be involved with crime and drug taking - either as the residents of the site or potential visitors.

There are 17 families living on The Coppice, several of which have young children who play on the street, where there is a designated play area. Church Lane has a number of elderly, retired residents. Crime and antisocial behaviour rates in the area are very low. Local people have an expectation that a safe and peaceful environment will not be endangered through the planning process.

Whilst the application outlines some of the protections that the site will have to prevent young people leaving the property, these will inevitably be breached (as the communication protocol suggests), creating risks for local people that are out of character for this area - such as risk of break-ins or trespass on their properties, strangers interacting with their children, or drug-taking in the play area. It is not acceptable that these risks can be introduced into an area purely for the commercial gain of the property owner.

4. Compliance with regulations

The owner appears to pay scant regard to compliance with regulations governing development work or related health and safety. Considerable site changes were already in progress long before this planning application was submitted. The height of the garage roof has already been raised. Work has been taking place seven days a week. As mentioned above, the road safety risks posed by the work have not been considered at all.

If this attitude to regulatory compliance gives any indication of how the children's home will be operated, then I urge the Council to reject the application to avoid significant disturbance to the local area.

5. Public Body Concerns

As well as the strong opinion of local residents, I note that an objection has been received from West Yorkshire Police and that Kirklees Children's Service does not support this application.

I would hope that the Council takes due regard to local feeling that this change of use is not appropriate for a property in this area.

I therefore request that the Council rejects the application.