KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE DISTRICT WIDE

30 JULY 2026

Planning Application 2026/90484 **Agenda Item 9**

Change of use from dwelling to C2 for 4 children, erection of first floor extension and front porch, internal and external alterations

143, Church Lane, Gomersal, Cleckheaton, BD19 4QN

The applicant has provided an update that the outbuilding to the rear (30sqm) has been removed and as a result the garden area is approx. 79sqm.

Following publication of the Committee Report, an additional representation has been received from a neighbouring resident, a full copy is attached. The representation reiterates concerns previously raised regarding the following: scale of the proposed extensions cumulatively with the existing extensions, the assessment and requirement for amendments on a neighbouring planning application, impact on residential amenity - specifically the adjacent 1 The Coppice - given the land level difference, raised path to the side and unauthorised works, visual impact within the Green Belt, parking provision, privacy, and the suitability of the property for use as a children's home.

While it is acknowledged that the property has been extended previously through the addition of single storey side and rear extensions, this does not, in itself, render the current proposal inappropriate or disproportionate. There is no specific size threshold or percentage increase defined within Green Belt policy against which proposals must be measured. Instead, the assessment is based on whether the development would result in a disproportionate addition over and above the size of the original dwelling and the extent to which it would affect the openness of the Green Belt. In this instance, the proposed extension remains subservient to the host dwelling and would have a limited impact on openness due to its scale, siting and relationship with the existing built form. Furthermore, the original dwelling would remain readily identifiable, with the form and character still clearly discernible when viewed in the context of the proposed development. As such, it is considered that the proposal would not result in a harmful encroachment into the Green Belt and would preserve the essential characteristics of openness consistent with the aims of Green Belt policy.

The concerns raised regarding the assessment of previous applications at neighbouring properties have been noted. However, each planning application must be considered on its own merits, taking account of the specific characteristics of the site and proposal, including the style of the dwelling, its orientation, relationship with neighbouring properties, position within the street scene, and the scale and form of development proposed. While decisions on nearby applications may provide context, they are not directly determinative where the circumstances differ. In this instance, the proposal has been assessed against the relevant planning policies and material considerations specific to the site, and it is considered that the development would not result in an unacceptable overbearing impact, harm to visual amenity, or undue impact on the openness of the Green Belt.

The concerns regarding overshadowing, overbearing impact and overlooking have been carefully considered. Having regard to the orientation of the site, the relationship with neighbouring properties and the separation distances involved, it is not considered that the proposal would result in a level of overshadowing, loss of light, overbearing impact or overlooking sufficient to warrant refusal. The proposal is therefore considered acceptable in residential amenity terms.

Reference has been made to a raised footpath and possible unauthorised works. Any operational development undertaken without the benefit of planning permission is a separate matter which would be considered under the Council's enforcement powers where appropriate. Such matters do not form part of the assessment of the current application.

In terms of visual amenity and Green Belt impact, the proposal has been assessed having regard to its position, scale, design and visibility within the wider landscape. Whilst the extension would be visible from neighbouring land and public viewpoints, it is not considered that the development would appear unduly prominent or result in unacceptable harm to the character and appearance of the area or the openness of the Green Belt.

With regard to parking provision, the site benefits from two formal off-street parking spaces within the curtilage of the property. In addition, there is capacity for on-street parking. It is also noted that the agent has submitted a Parking Management Plan which sets out arrangements for staff and visitors, including instructions regarding parking practices and expectations for site users. Taking these measures into account, together with the nature and scale of the proposed use, officers are satisfied that adequate parking provision would be available and that the development would not give rise to unacceptable highway safety or parking impacts.

A number of concerns relate to the suitability of the premises as a children's home, including safeguarding matters, educational provision, police comments, demand for care placements and operational management issues. Whilst these concerns are acknowledged, they are either regulated through separate legislative regimes or relate to the management and operation of the facility rather than the use of land itself. Such matters are not material planning considerations that can be afforded significant weight in the determination of this application. The planning assessment has instead focused on the land use impacts arising from the proposal, including effects on residential amenity, highway safety, character of the area and compliance with planning policy.

A further handout has also been received on 28/07/2026 – the full document has been attached and responses to the main points are as follows:

A correct existing first-floor plan and verified measured survey
Officer Response: The Local Planning Authority has adequate information upon which to assess the proposal.

A plan defining the original building and every subsequent addition
Officer Response: The submitted drawings clearly identify the form and scale of development at the site. It is readily apparent from the plans, site visit and aerial imagery, which elements comprise the original structure and which are later additions, and no further plan is considered necessary for the determination of the application.

Cumulative footprint, floorspace and/or volume calculations
Officer Response: The submission includes sufficient plans and dimensional information to assess the scale of the proposal. Detailed volume calculations are not a validation requirement and are not considered necessary in this case.

The legal highway boundary and accuracy of the red-line application boundary
Officer Response: A red-line application boundary has been submitted in accordance with validation requirements. No evidence has been presented to suggest that the application boundary is inaccurate.

The approved dropped-crossing width and any authorisation for widening
Officer Response: The existing dropped crossing has been in situ for a number of years. There are no proposed alterations to the access arrangements as part of this application therefore, the matter is not considered material to the determination of the proposal.

A dimensioned parking layout showing usable spaces wholly within the site
Officer Response: The submitted site plan clearly identifies the parking area available within the site. The layout provides sufficient information to assess parking provision and vehicle manoeuvring.

The full Highways response and underlying site assessment
Officer Response: Formal comments from Development Management Highways Officers was not deemed necessary in relation to this application. Consequently, there is no response or underlying site assessment available. The Local Planning Authority has sufficient information before it to assess the application, including the submitted plans and supporting documentation, and no objection has been raised requiring further highway evidence.

The full police response and the evidence for the stated Neighbourhood Policing Team position
Officer Response: The consultation response received from the police has been taken into account as part of the planning process. Supporting operational information and intelligence relied upon by the police is confidential and sensitive in nature and is not available for publication.

Reconciliation of staffing, shift handovers, visitors and vehicle demand
Officer Response: Staffing levels, operational arrangements, and management procedures are addressed within the submitted Management Plan. This information provides an appropriate basis for assessing anticipated activity and associated vehicle demand.

The basis of the 48 m² amenity-space figure
Officer Response: The amenity space provision has increased since the original submission following the removal of an outbuilding, as indicated in the update. The available outdoor amenity area therefore exceeds the figure previously referenced.

The complete wording of all proposed conditions
Officer Response: It is not standard practice for Committee Reports to include the full wording of each proposed planning condition. Conditions are routinely drafted and finalised by officers under delegated authority and issued as part of any planning decision notice.

Definitive Map Modification Order **Agenda Item 10**

Council's stance on confirmation of the 'Kirklees Council (Kirkburton 256 - Moor Lane) Definitive Map Modification Order 2024'

Following publication of the Committee Report, documentary evidence was submitted to the Council on behalf of the British Horse Society. The submission (see **Appendix**

C) comprises extracts from the 'Object name book for Ordnance Survey sheet Yorkshire 260 SE (Thurstonland)' (The National Archives Reference: 'OS 35/8810') first published in 1904 and revised in 1914 and 1929, relating to the description of the Order route (Moor Lane). The OS Object Name Book describes Moor Lane as transcribed below. It should be noted that the 1914 revision, inserting the text shown underlined below, is the most relevant as it encompasses the Order route:

> **1904**: "*a public road extending from the junctions of Longley Lane, Brock Holes Lane, Hall Ing Lane to Burnt Hill Lane 25 chains N.E. of Whinney Wood*."
>
> **1914 Revision**: "*a public road extending from the junctions of Longley Lane, Brock Holes Lane, Hall Ing Lane to east end of the village of Farnley Tyas (15 chains se of Parsonage)*".
>
> **1929 Revision**: "*a public road extending from the junctions of Brockholes Road with Thurstonland Road NE to Farnley Road*."

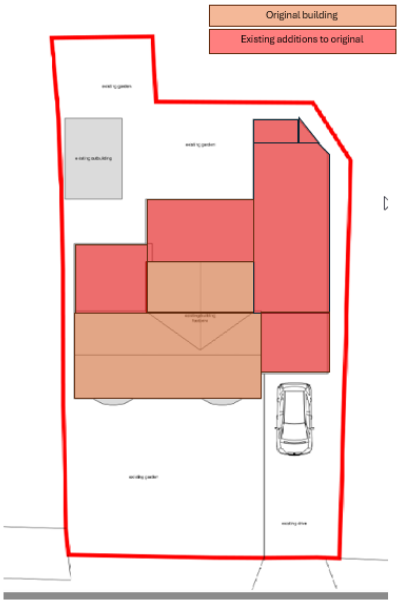
Prior to this submission, documentary evidence regarding public vehicular rights was considered finely balanced, leading to an initial Officer recommendation to record a public footpath based on user evidence and deemed dedication under section 31(1) of the Highways Act, 1980. The OS Object Name Book was not referred to in earlier British Horse Society evidence and may be evidence that could tip the balance of probabilities, materially altering the Officer recommendation and the Council's formal position on confirmation of the Order.

To accurately establish the weight to be given to the OS Object Name Book when determining whether, on the balance of probabilities, the right of way subsists for the purposes of section 53(3)(c)(i) of the Wildlife and Countryside Act, 1981, Officers require time to assess and determine its reliability in accordance with section 32 of the Highways Act, 1980. Ideally, this requires an assessment of the complete OS Object Name Book, not just the extracts provided, to determine the authority for the changes, analyse and compare other route entries described as a 'public road' and also to assess how the routes in the surrounding area are described. The document must also be assessed in light of the other aspects of documentary evidence. The cumulative effect of a number of separate issues of circumstantial evidence is to increase the weight of that evidence.

As the aforementioned late evidence has not been capable of being properly assessed and the Committee may otherwise be unable to reach a fair and informed determination, to allow officers to conduct a full evaluation of the additional evidence, the officer recommendation is updated that the determination of Agenda Item 10 be deferred to a future meeting of the District-Wide Planning Committee.

Ref: 2026/94484143

The following include some of my previously raised objections to the proposal.



Over development of the original building and restricted parking.

<u>I fail to understand why the planning department has not acknowledged the size of existing extensions in relation to the original building.</u>

To the right is a block plan of the original building plus additional unauthorised extensions to the site.
The original building is approximately 74 Sq/M over two floors.
The post-extension building would be approximately 156 sq/m representing an increase of 111%.
LP57 – the original should remain the dominant element both size and appearance
LP24 extensions should not be larger than the original house. Extensions can never become classed as the original.

5.22 of the https://kirklees-consult.objective.co.uk/portal/pp/spds/house_extensions/house_extension_spd states that there should be a minimum of 1M from the boundary wall to prevent terrace effect.

Parking- the property has created 2 parking spaces, however Kirklees guidelines state a property of 4 bedrooms or more should have a minimum of 3 off road space. Using the destroyed council grass verge and footpath can in no way be classed as off-road parking.

These are material factors for which the application should be declined.

Prominence, overbearing and visual amenity within the green belt

Historically the planning department has raised objections to extensions on the grounds of their overbearing impact on adjacent property and visual amenity on the green belt.
Please see the email below from planning officer in relation to No1 the coppice in relation to 143 Church Lane.
These same principles should apply to this application.

From: Jennifer Booth
Sent: 11 July 2017 16:55
To: 'redacted'
Subject: 2017/91938 - 1 The Coppice

Good afternoon,

I have some concerns regarding the extensions proposed to the rear of 1 The Coppice in terms of visual amenity, residential amenity and the green belt.

The scale and design of the extension would form an incongruous feature with an unusual degree of prominence for a rear extension given the position in relation to Church Lane. The lack of openings in this elevation exaggerates the scale and overall, the first-floor element of the

scheme would be damaging in terms of visual amenity and would therefore fail to comply with policies BE1 and BE13 of the UDP.

The bulk and mass of the blank elevation facing towards the boundary with the neighbouring 143 Church Lane would have an overbearing and oppressive impact on the amenities of the neighbouring property, contrary to policy BE14 of the UDP.

I am also conscious that the property is sited within the green belt and the extensions would form a disproportionate addition to the dwellinghouse taking into account the scale and form of the extension which would be contrary to policy D11 and advice within the NPPF.

I do think there is potential to support alternative forms of extension with something along the lines of either: -

- reductions to the width and height of the first-floor extension with some form of opening at first floor to break up the blankness of the elevation, or
- removal of the rear extension and replace with a two-storey side extension.

As a result, the extension was completely redesigned at significant cost and loss of space.
The planner insisted on a reduced rear profile to allow visual amenity to the green belt for users of church lane and Muffit lane, and inclusion of windows to break up the severity of the wall.

The proposed 1st floor extension will have a more significant impact on No1 Coppice due to its elevated position and the complete lack of any openings.
This will create an oppressive structure approx. 6.5M high at its ridge further raised 1.2 M in relation to the elevated position of 143 Church Lane. Total height above neighboring property 7.7M approx. or the height of a three-story house.

As the plans are very basic, it is unclear how the property will be fenced for security.

I believe this is a material factor relevant to rejecting the application as the circumstances and impact are similar. Although the elevated position of 143 Church Lane presents a significant increase in overlooking and overbearing.

In addition, the white rendered side profile will be visible across the whole valley through to viewing points in Oakwell Hall.

When considering the year-round access to light, the current building blocks sunlight to 25% of the garden of No1 the Coppice the 1st floor extension would at time cover the whole of the garden in shadow.

The dining room will be completely in shadow (it is accepted that the building was present prior to the extension at No1 the Coppice) further overshadowing will create a cave like feeling in not only the dining room but also the living space.

The proposed bedroom window will overlook the decked area and proportion of the garden, being only 0.8m away from the boundary wall, removing the right to privacy.

The lack of detail on the front aspect of the property and the security fencing required gives no indication of the overall impact of the development on the street front.

Raised footpath and privacy
The developer has already created a raised footpath running the full length of the property, this has removed the privacy for No1 the Coppice both in the garden and side facing rooms.
The average adult/ older teen will look directly into property.
This is not in the plans and contravenes planning regulations and party wall guidelines (the developer has been asked to submit a party wall request but so far has not responded).

Suitability as a children's home

I will bring to your attention the objection by West Yorkshire Police-

West Yorkshire Police have safeguarding concerns with regard to the location of the proposed children's home. As outlined within "The protection of children standard", Section 12 of The Children's Homes (England) Regulations 2015, the premises used to house children in care must be "located so that children are effectively safeguarded".

In the event of the police concerns becoming a tragic reality, is the planning committee prepared for the legal and financial implications that would burden the Council.

NYCS reported to All Parliamentary Group that 1 in 10 children in care go missing each year on average 9 times per child, compared to 1 in 200 for children living at home.
To say that this home will run like a normal household is ridiculous.

The design of the building encourages its residents to abscond.

Should the first-floor extension be granted there would be direct access to the flat roof of the former garage via fire escape windows. This would give escape routes for absconding via No 1, 3 The Coppice using the garage roof of No1, also into the field adjoining the back yard of 143.

The fire safety concern should also be considered should a fire start in the open plan ground floor.
The only egress would be out of the windows onto hard ground.
In an emergency situation with young children separated from adults in a smoke filled first floor the opportunity for fatality is significant.
The only way to reduce the risk would be a separate enclosed fire escape and a smoke secure first floor.

Objection by Kirklees Children's services-

'Therefore, based on the information in the planning application Kirklees Children's Service does NOT support this application. Kirklees Children's Service are keen to work in partnership with providers to ensure only the right, high quality, value for money provisions in the right locations that meets our placement needs are developed in Kirklees.'

It also states that there is over provision for this type of home, negating the reason for approval.

Key to this is the principle that children should not be removed from their home environment area unless this presents a safeguarding danger to the child.

Given that KC does not have the need for this type of home, who will be paying for the residents' costs. **In 2023/24 the average cost was £318,400 per child.**

Again, how do the planners justify overruling expert opinion.

Education provisions- with most of the local primary and secondary schools oversubscribed and the location being between school catchment areas, residents would clearly use the category 1 selection criteria.
This would place them in schools away from their friendship groups and create an isolated education environment.
It would also push more local children out of their first-choice school.

The property itself has been developed in a way that will create a prison yard environment to the rear of the property with a confined fenced area. To the front will resemble a dentist surgery with multiple vehicles parked ad hoc.
Due to the main road location, the residents would be limited to the confined rear yard, or embarrassing escorted trips out.

These factors should not be dismissed and should be considered as material for declining this application.

URGENT COMMITTEE SUBMISSION PACK

Application 2026/90484 - 143 Church Lane, Gomersal - District-Wide Planning Committee, 30 July 2026

Primary request: REFUSE. Alternative: DEFER until the missing evidence is supplied, independently verified and made available for public scrutiny.

Prepared for circulation to committee members, the Chair, presenting planning officer and legal adviser.

Purpose. This pack identifies specific evidential and policy defects in the officer recommendation. It is not an objection to children's homes in principle. It concerns whether this particular Green Belt site can lawfully and safely accommodate the development proposed.

Important. Resident mark-ups and historic imagery are illustrative. They do not replace the verified measured drawings and calculations that should have been supplied by the applicant and checked by the Council.

Evidence audit

Documents and evidence available

- Officer committee report dated 30 July 2026, recommending delegated approval.
- Applicant's revised Planning, Design and Access Statement dated 11 May 2026.
- Applicant's Staff Parking Policy and revised plans.
- Published consultation summaries, including the West Yorkshire Police Designing Out Crime objection and Children's Commissioning comments.
- Historic mapping, later aerial imagery and a resident's illustrative marked-up site plan.
- Photographic evidence and resident observations concerning the frontage, verge, access and works already undertaken.

Facts verified from the officer report

- The site is in the **Green Belt**.
- The property **already contains significant single- and two-storey extensions**.
- The report applies NPPF paragraph 154 and Local Plan Policy LP57, including the **original-building and cumulative-impact** tests.
- The report nevertheless **describes the new additions as modest** relative to the existing building and publishes **no original-building calculation**.
- The proposed operation includes four children, up to four daytime staff at one per child, two overnight staff and a daytime manager.
- The report acknowledges periods of increased activity, staff handovers, professional visits and potential on-street parking demand.
- Only **two frontage parking spaces** are acknowledged in the report.
- The **Designing Out Crime Officer objected**; **Children's Commissioning did not support the application**.
- The **final conditions are not set out in full** and are proposed to be completed under delegated authority.

Matters still requiring authoritative confirmation

- A **correct existing first-floor plan** and verified measured survey.
- A **plan defining the original building and every subsequent addition**.
- **Cumulative footprint, floorspace and/or volume calculations**.
- The **legal highway boundary** and **accuracy of the red-line application boundary**.
- The **approved dropped-crossing width and any authorisation for widening**.
- A **dimensioned parking layout showing usable spaces wholly within the site**.
- The **full Highways response and underlying site assessment**.
- The **full police response** and the **evidence for the stated Neighbourhood Policing Team position**.
- **Reconciliation of staffing, shift handovers, visitors and vehicle demand**.
- The **basis of the 48 m^2 amenity-space** figure.
- The **complete wording of all proposed conditions**.

Sources: Officer committee report, site/proposal at paras 2.1-3.1; Green Belt at paras 10.7-10.10; highways at paras 10.24-10.28; police at paras 10.29-10.38; conditions at section 12; Applicant late supporting documents and revised drawings; Resident illustrative mapping and photographs

DOCUMENT 1

Application 2026/90484 - Why the Officer Recommendation Should Not Be Accepted

The recommendation depends on assumptions where verified evidence is absent. The application should be refused; at the very least it cannot safely be approved at this meeting.

Executive summary

- There is **no correct existing first-floor plan** on the application file; the purported existing floor-plan sheet appears to reproduce the ground floor twice.
- **No verified original-building plan or cumulative enlargement calculation** is published, yet the officer concludes that the Green Belt test is satisfied.
- **Only two parking spaces are shown and acknowledged**, but their **dimensions, lawful site position and access over an authorised crossing** have not been demonstrated.
- The officer report **does not adequately resolve the specialist police safeguarding objection** or the **factual conflicts in the applicant's late supporting documents**.
- Approval would therefore rest on **unverified plans, boundaries, access arrangements and operational assumptions**.

The decisive Green Belt question

The applicant must demonstrate that the cumulative additions are not disproportionate over and above the **original building**. No correct existing first-floor plan, verified original-building plan or cumulative calculation is before members. The **officer's conclusion is therefore not supported by the evidence required to apply LP57 and the NPPF**. Unless that evidence is produced and independently verified, **the Green Belt exception has not been demonstrated and approval should not follow**.

Unaddressed or inadequately addressed objections

The report **does not substantively address several key technical and neighbour objections** raised in the original representation, including:

- the absence of a **correct existing first-floor plan** and **verified original-building baseline**;
- the lack of any **cumulative Green Belt enlargement calculation**;
- the **disputed red-line and highway boundary, hardcored verge and unverified widened crossing**;
- the **inconsistency between the two parking spaces shown and the four spaces claimed**;
- the **effect of gates, CCTV and external lighting on neighbouring privacy, amenity and the constrained frontage**;
- the absence of **clear proposals for commercial waste storage and collection**; and
- the **reliability and enforceability of the staffing, parking and management arrangements**.

These are material planning matters, not peripheral neighbour concerns. Members should receive a clear officer response before voting. If that cannot be provided, the application should be deferred.

1. The Green Belt conclusion has no reliable baseline

What the report concludes: The **report concludes that the porch and first-floor side extension are modest** and do not amount to disproportionate additions over the original dwelling.

What is wrong or missing: The application contains **no correct existing first-floor plan**. The floor-plan sheet appears to show the ground floor twice, and **no verified drawing identifies the original dwelling or all later additions**. The report publishes **no cumulative footprint, floorspace or volume calculation**. It also **compares the latest additions with the already extended 'existing building' before asserting compliance with the original-building test**.

Why that matters to the decision: LP57 and the NPPF require a **cumulative assessment against the original building**. A visual judgement against an already enlarged house cannot establish that the original building remains dominant in size and appearance.

Required outcome: Refuse because Green Belt compliance has not been demonstrated. Alternatively, defer for a verified measured survey, original-building plan and cumulative calculations.

2. The parking and access case is not demonstrated

What the report concludes: The report treats two newly formed frontage spaces and the parking policy as sufficient, while accepting that handovers, visitors and collections can create additional vehicles.

What is wrong or missing: The parking case comprises **two fundamentally different areas**. First, the **former single-width private drive** has **already been widened internally to suggest two spaces**, but **no evidence confirms that the corresponding dropped kerb or vehicular crossing has been authorised** at that width. Secondly, the **applicant's claim of capacity for two further vehicles** appears to rely on **newly hardcored former grass verge beside the pedestrian footway**, outside the established residential frontage. **No evidence demonstrates that this land is within the applicant's ownership or lawful planning unit, is available for lawful vehicular access and parking, or can accommodate two cars without obstructing pedestrians or blocking access to the internal driveway**. The claimed four-space arrangement is therefore not demonstrated to be lawful, safe or physically workable. The Parking Policy's reliance on surrounding streets confirms likely overspill rather than resolving it.

The claimed **four-space arrangement is therefore neither lawfully nor practically demonstrated**. The Parking Policy's fallback reliance on surrounding streets simply confirms likely overspill rather than resolving it.

Why that matters to the decision: The proposal cannot be found compliant with LP21 and LP22 on the basis of unverified spaces and an access arrangement requiring separate highway approval. Overspill is predicted by the applicant's own policy, not prevented by it.

Required outcome: Refuse for inadequate and unproven parking/access provision; alternatively defer for highway-boundary confirmation, crossing approval and a dimensioned parking plan.

3. The officer has not properly resolved specialist safeguarding evidence

What the report concludes: The report acknowledges the **Designing Out Crime Officer's objection** but says identified threats are not in close or immediate proximity and **relies on a Neighbourhood Policing Team position said to raise no objection** in principle.

What is wrong or missing: The **published specialist response was a location-specific safeguarding objection requesting refusal**. The **report does not set out the underlying evidence for the separate neighbourhood-team position or explain why it outweighs the specialist Designing Out Crime assessment**.

Why that matters to the decision: The safety of future vulnerable occupants is a **material site-suitability issue and engages the Council's section 17 Crime and Disorder Act duty**. It **cannot be displaced by a general statement** that children's homes do not automatically cause crime.

Required outcome: Refuse on site-suitability and safeguarding grounds, or defer until the complete police evidence and a reasoned response are before members.

4. The operational intensity is understated

What the report concludes: The report repeatedly says the use would be **broadly comparable to a family dwelling**.

What is wrong or missing: The same report records **four children, up to four daytime carers at one per child, a daytime manager, two overnight staff, shift handovers and professional visitors**. The applicant's different shorthand descriptions of a manager, deputy and up to three carers are **not clearly reconciled** with that model.

The report cannot acknowledge that the use is **materially different from a single household** when classifying it as C2, **yet assume ordinary-household characteristics** when assessing its parking, movements and amenity effects, without explaining that distinction.

Why that matters to the decision: Staffing and shift activity directly affect parking demand, movements, noise, residential character and whether management controls are realistic. **A professionally staffed, shift-based C2 institution is not factually identical to a single household**.

Required outcome: Refuse where the resulting intensity and parking demand are unacceptable, or defer for one binding operational schedule stating maximum persons, staffing and vehicle movements.

5. The late applicant statement contains material claims that are unsupported or incorrect

What the report concludes: The officer relies upon the applicant's management and parking material to conclude that the use can operate acceptably.

What is wrong or missing: The late statement reportedly says the site has **no specific Local Plan designation despite its Green Belt location**; **suggests up to four parking spaces, additional hardstanding and two access points although only two spaces and one established frontage access appear on the plans**; and relies on car sharing and street parking where on-site space is unavailable.

Why that matters to the decision: Material claims used to make a proposal acceptable **must be accurate, plan-based and enforceable**. Promotional assurances, Ofsted regulation and community-engagement promises cannot cure **land-use, Green Belt, highway or safeguarding deficiencies**.

The Council’s own Children’s Commissioning evidence also **removes any claimed local-need benefit from the planning balance**. It **did not support the application** and advised that this four-bed model was **not aligned with current local needs**. Although sufficiency may not by itself constitute a refusal reason, the officer **cannot dismiss that evidence and then give positive weight to an unsupported “identified need”** for this particular form of accommodation.

Required outcome: Give **no positive weight to unsupported claims. Refuse**, or defer until every material factual claim has been verified and corrected.

6. The recommendation is internally inconsistent and the conditions are incomplete

What the report concludes: The report recommends approval subject to conditions to be finalised under delegated authority.

What is wrong or missing: Paragraph 10.28 says the **proposal is acceptable but 'inconsistent' with LP21 and LP22**, apparently a drafting error. More importantly, the published **condition summary does not show enforceable controls for parking, crossing/access, frontage land, gates, lighting, CCTV, waste, staff numbers or visitor management**.

Why that matters to the decision: Members should know the **complete mitigation package before deciding whether identified harms can be made acceptable**. **Conditions cannot repair a missing Green Belt baseline or establish that disputed or unverified verge/highway land is lawfully available for parking**.

Required outcome: Refuse. At minimum, defer until the report is corrected and the complete, legally enforceable conditions are published and assessed.

Requested decision: Refuse. Alternatively, defer until the identified evidence has been submitted, independently verified and made available for public scrutiny.

Sources: Officer committee report: paras 10.7-10.10, 10.15, 10.24-10.38, 10.40, 10.49-10.53 and section 12; Applicant Planning, Design and Access Statement and Staff Parking Policy dated 11 May 2026; Submitted existing/proposed drawings and resident illustrative evidence

DOCUMENT 2

Questions members must ask before voting

Approval should not be based on assumptions. Each of these questions requires a clear, evidence-based answer before permission is granted.

1. Where is the **correct existing first-floor plan**, and why does the existing floor-plan sheet appear to reproduce the ground floor twice?

2. Where is the **verified plan identifying the original building** and **every subsequent extension**?

3. Where are the **cumulative footprint, floorspace or volume calculations demonstrating that the original building** remains dominant under LP57?

4. How can the report conclude that the **additions are proportionate** when it compares them with the already extended existing building?

5. Who has **verified that the parking spaces fit wholly within the lawful application site without overhanging or obstructing the footway**?

6. What is the **authorised width of the dropped vehicular crossing, and has the widened access been approved by the highway authority**?

7. Where is the **verified highway boundary**, and does the red-line plan include any verge or highway land at the left frontage corner?

8. Where is the complete **evidence for the alleged Neighbourhood Policing Team no-objection position**, and **why does it outweigh the specialist Designing Out Crime objection requesting refusal**?

9. How do **four one-to-one daytime carers, a manager, overnight staff, handovers and professional visitors remain comparable to the parking and activity of one ordinary household**?

10. Why are **members being asked to approve before the factual baseline, full Highways evidence and complete wording of the proposed conditions are available**?

If these questions cannot be answered from verified documents at the meeting, the application should be refused or deferred - not approved on the expectation that essential evidence may emerge later.

Sources: Officer committee report: Green Belt paras 10.7-10.10; highways paras 10.24-10.28; police paras 10.29-10.38; conditions section 12; Existing and proposed application drawings

DOCUMENT 3

Schedule of missing or unverified evidence

Missing or disputed evidence	Why it is necessary	Issue affected	Consequence if unresolved
Correct existing first-floor plan	The current sheet appears to show the ground floor twice and does not establish the existing upper-floor layout.	Accuracy of submission; Green Belt baseline; design	The existing building cannot be reliably assessed.
Verified original-building plan	LP57/NPPF require assessment against the original building, not the already extended house.	Green Belt principle	The relevant exception to inappropriate development is not demonstrated.
Cumulative enlargement calculations	Members need original, existing and proposed figures and all intervening additions.	LP57; NPPF paragraph 154	No rational basis for finding additions proportionate.
Measured survey of works already completed	Substantial works have altered the property; the pre-works condition and roof/form changes require verification.	Lawful baseline; plan reliability	Decision may be based on a condition created during the application.
Verified highway boundary	To establish whether alleged hardstanding, verge and the squared frontage corner are private site or highway.	Highway safety; Green Belt openness; red line	Parking/site area may be overstated.
Accurate red-line boundary	The application site must be correctly identified and ownership certificates accurate.	Validity; site capacity; access	Members cannot know what land the permission controls.
Dropped-crossing and widening approval	Both claimed parking spaces must be lawfully accessible across the footway/verge.	LP21/LP22; highway law	Spaces may not be usable lawfully even if physically drawn.
Dimensioned parking and gate layout	Must show bay sizes, no pavement overhang, manoeuvring and operation with any safeguarding gates.	Parking; pedestrian safety; management	Two usable spaces are not demonstrated.
Full Highways response/site inspection	The report gives conclusions but not the evidence addressing verge, The Coppice, crossing width and pedestrian conflict.	LP21/LP22	Highway conclusion is under-evidenced.
Complete police evidence	Members need the DOCO objection and the source/context of the alleged neighbourhood-team position.	Safeguarding; Crime and Disorder Act s17	Specialist objection has not been transparently resolved.
Binding staffing/operation schedule	Reconcile one-to-one care, manager/deputy, overnight staff, handovers, visits and maximum vehicles.	Intensity; amenity; parking	Domestic-equivalence and parking assumptions remain unreliable.
Amenity-space calculation	The claimed 48 m^2 should identify usable, secure space and excluded access/sloping areas.	Future-occupier amenity; LP24	Suitability for four children is not demonstrated.
Complete proposed conditions	Members must see enforceable wording for occupancy, staff, parking, access, gates, lighting, CCTV, waste and frontage.	Mitigation; enforceability	Approval would delegate unresolved substantive issues.

The missing information goes to the principle and practical operation of the proposal. It should not be left for post-decision negotiation.

Sources: Officer committee report, particularly paras 10.7-10.10, 10.24-10.38, 10.54 and section 12; Application drawings and applicant late supporting documents

DOCUMENT 4

Response to the applicant's late Planning, Design and Access Statement and Parking Policy

1. Material claim

Applicant's claim: The site is not subject to a specific Local Plan designation.

Correction or qualification: Incorrect. The officer report expressly confirms that **the site is within the Green Belt.**

Planning significance: This is a fundamental policy designation. The statement's site description is unreliable and its **Green Belt analysis must be treated with caution.**

2. Material claim

Applicant's claim: The **frontage provides up to four vehicles**, including a double-width drive and additional hardstanding.

Correction or qualification: Only two vehicles are depicted on the revised site plan and the officer report acknowledges two spaces. The ownership, legal status, dimensions and access to any additional hardstanding are not demonstrated.

Planning significance: Only lawful, usable spaces wholly within the site can support the parking assessment. Unshown or disputed frontage/highway land must not be counted.

3. Material claim

Applicant's claim: There are **two separate access points from the main street**.

Correction or qualification: The plans appear to show **one established frontage access**. No evidence has been identified demonstrating a lawful second vehicular access.

Planning significance: Access claims affect parking capacity, pedestrian safety and the credibility of the management plan.

4. Material claim

Applicant's claim: The widened/double driveway can accommodate the operation.

Correction or qualification: A physical widening of private frontage does not itself authorise vehicles to cross a wider section of footway or verge. No approved widened crossing has been produced.

Planning significance: A parking space that cannot be lawfully reached is not effective mitigation.

5. Material claim

Applicant's claim: Staff will use the site parking and car-share; surrounding roads are available if necessary.

Correction or qualification: The policy expressly anticipates off-site overspill when on-site space is full. Car sharing is an aspiration rather than a guaranteed or readily enforceable outcome.

Planning significance: The document confirms, rather than eliminates, parking displacement into Church Lane and The Coppice.

6. Material claim

Applicant's claim: The home would have a manager, deputy manager and up to three carers on a rota.

Correction or qualification: This is not clearly reconciled with **four children receiving one-to-one daytime support, four daytime carers, a manager, two overnight staff, handovers and professional visitors** described elsewhere.

Planning significance: The true maximum staff and visitor presence is essential to parking, amenity and intensity assessments.

7. Material claim

Applicant's claim: Activity would be comparable with a typical family dwelling.

Correction or qualification: The proposal is a professionally staffed C2 institution with shifts, handovers, sleeping staff and professional visits. The officer report itself recognises that it functions differently from a single household.

Planning significance: A general domestic comparison cannot replace a site-specific assessment of actual movements, parking and disturbance.

8. Material claim

Applicant's claim: Ofsted regulation and management procedures ensure acceptability.

Correction or qualification: Ofsted and care regulation address different statutory matters. They **do not determine Green Belt policy, lawful access, parking capacity, neighbouring amenity or land-use suitability**.

Planning significance: Planning harms must be resolved through the planning decision; they cannot be deferred to another regulator.

9. Material claim

Applicant's claim: Engagement with Children's Services supports the proposal.

Correction or qualification: The **published Council position was that Children's Commissioning did not support the application and that this four-bed model was not aligned with current local needs**. Any later change should be evidenced by a new formal consultation response.

Planning significance: The **application should receive no positive planning weight for an asserted local need that the Council's own commissioning evidence disputes**.

10. Material claim

Applicant's claim: Community engagement and good-neighbour assurances will manage effects.

Correction or qualification: These are general intentions. The application must identify precise, enforceable measures and demonstrate that the site can physically accommodate them.

Planning significance: Assurances cannot overcome inadequate parking, an unresolved access, missing baseline plans or Green Belt harm.

The late documents should be given weight only where their material claims are accurate, shown on the plans, independently verified and capable of enforcement.

Sources: Applicant Planning, Design and Access Statement and Staff Parking Policy dated 11 May 2026; Officer committee report: Green Belt para 10.1; staffing/proposal paras 3.1 and 10.15; parking paras 10.24-10.28; commissioning paras 10.40 and 10.52

DOCUMENT 5

Visual evidence sheet

Main message: The Council has not demonstrated the original-building baseline or cumulative Green Belt enlargement.

Figure 1 - Historic mapping and later aerial imagery
Illustrates the apparent difference between the earlier dwelling footprint and the substantially enlarged building now occupying the site. Not relied upon as a measured survey.

Figure 2 - Resident's illustrative mark-up of the proposed site layout
Green: apparent original dwelling. Orange: later additions. Purple: further proposed additions. This interpretation requires verification against a measured survey.

Figure 3 - Incorrect existing floor-plan sheet

The application does not provide a correct existing first-floor plan. The purported existing floor-plan sheet appears to reproduce the ground floor twice. This prevents reliable assessment of the existing and original building.

Figure 4 - Actual frontage, verge and access

Actual frontage conditions. The applicant should demonstrate the highway boundary, lawful crossing width and two dimensioned spaces wholly within the application site, without pavement overhang or reliance on verge/highway land.

These images do not replace the applicant's evidential burden. They show why a verified original-building plan, cumulative calculation, highway boundary and dimensioned parking layout are essential before determination.

Sources: Historic mapping/aerial screenshot supplied by resident; Resident's illustrative marked-up application plan; Existing and proposed application drawing sheets

DOCUMENT 6

Five facts members should establish before approving application 2026/90484

1. There is no correct existing first-floor plan

The drawing presented as the existing floor-plan set appears to show the ground floor twice. Without the true existing first floor, members cannot reliably assess the building being extended. This is a basic evidential defect, not a minor presentational issue.

2. The Green Belt calculation is missing

The policy test is cumulative enlargement over the original building. The report publishes no verified original-building plan and no footprint, floorspace or volume calculation. Comparing the latest works with an already enlarged house does not answer the required question.

3. The two parking spaces are not demonstrated

Only two spaces are shown and acknowledged. Their dimensions, position within the legal site boundary and access over an approved dropped crossing have not been established. The applicant's own policy anticipates parking on surrounding streets when the frontage is full.

4. The police objection has not been transparently resolved

The specialist Designing Out Crime Officer objected on safeguarding grounds. Members should see the complete response and the evidence for the different Neighbourhood Policing Team position relied upon in the report. A site-specific specialist objection should not be reduced to a general discussion about perceptions of children's homes.

5. The operating model is more intensive than one household

The report records four children, up to four one-to-one daytime carers, a manager, two overnight staff, handovers and professional visits. Those facts matter to parking, traffic, noise and residential character. The committee should assess that actual operation, not an abstract comparison with a typical family.

This is not opposition to children’s homes. It is a request that this particular development is decided using accurate plans, the correct Green Belt baseline, lawful parking and access evidence, and a proper response to specialist safeguarding advice.

Sources: Officer committee report dated 30 July 2026; Applicant late supporting documents and submitted drawings

Appendix C

30

No change on this page. R.R.B. Jany 1914.
No change on this page. A.V.B. Sept 1929. F.J.B. Nov 1929.

Names collected and entered by A. Aston Jun. Sept. 1904.
Names altered & installed in red by C. Dennison, Corpl. R.E. Sept. 1904
Names revised Oct. 1929
Names revised January 1914

Yorkshire — Sheet CCLX. S.E.

List of Names as written on the Plan	Various modes of Spelling the same Names	Authority for those modes of Spelling	Situation: Sheet	Situation: Plan	Situation: Trace	Descriptive Remarks, or other General Observations which may be considered of Interest
Farnley Moor (BT)	Farnley Moor	Mr. H. Seaife Occ. See O.S. 1/2500 of CCLX. 12. 1	260	12	1	a Hamlet situated about ½ mile S.E. of Lud Hill. The property of the Earl of Dartmouth
Moor Lane (ST) ~~Moor Lane~~ ~~(ST)~~ Retain to portion of road between Farnley Rd & Thurstonland Rd. P.B.	Retain ~~Moor Lane~~ See page 111	As Above See O.S. 1/2500 of CCLX. 12	260	12	1 +2	Woodsome Hall Woodsome Rev. J. G. Wilson Esq. Estate Office Woodsome a public road extending from the junction of ~~Brookroyd Road with Thurstonland Road~~ ~~Lady Lane, Brook Bottom Lane, Hall Ing~~ ~~L.N.E. & Farnley Road~~ ~~Lane, to Brunt Hill Lane 25 chains N.E. of~~ ~~Blacky Wood~~ ~~[illegible]~~ ~~Total 7 miles 6 chains [illegible]~~
Royd Wood (R.R.)	Royd Wood	Mr. J. Holmes Runlet End See O.S. 1/2500 of CCLX. 12	260	12	1	A wood 20 chains S. of Lud Hill The property of The Earl of Dartmouth
Runlet End (BT)	Runlet End	Mr. J. Holmes Occ. See O.S. 1/2500 of CCLX. 12	260	12	1	a Farm house & steading 30 chains S.W. of Farnley Moor. The property of The Earl of Dartmouth
Longley (BT)	Longley	As Above See O.S. 1/2500 of CCLX. 12	260	12	1	a district comprising several fields etc 21 chains S.E. of Hall Ing. The property of The Earl of Dartmouth
Runlet End Wood (R.R.)	Runlet End Wood	As Above See O.S. 1/2500 of CCLX. 12	260	12	1 +4	A wood 20 chains E. of Longley, The property of The Earl of Dartmouth.