

Address: Bawson Cliffe, 241, Cliffe Lane, Cleckheaton, BD19 4SB

About the application

Application number: 2026/91912	
What is the application for?:	Removal/variation of conditions 2 and 3 (plans) on previous permission 2023/9296
Address of the site or building:	rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB
Postcode:	LS11 8PG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I write as the owner of 'Bawson Cliffe', the property which directly adjoins the proposed development site. Whilst I understand that the general planning application for this development has already been passed, I wish to address certain aspects of this new application regarding the proposed change to the access point.

It would appear from these new access plans that - in addition to the pavements to be constructed either side of the access road itself which swerves off to the right - an additional new pavement is to be constructed which will run immediately alongside our privately owned boundary wall. Presumably this new pavement is to take the place of the current public footpath/right of way.

If this is indeed intended to be a newly constructed pavement, I wish to point out the following:

- 1) Any proposed excavation and paving poses a risk to the structural integrity of our boundary wall's foundations.
- 2) Any proposed excavation and paving also poses a risk of damage to the roots of the established trees within our garden located just inside the boundary wall - trees that are protected under TPOs issued by Kirklees Council. Any pavement construction involving digging runs the risk of cutting through and compromising the Root Protection Areas (RPAs) of these protected trees which can result in either killing or destabilising them. (I understand the RPA to be calculated at 12 x diameter of the tree trunks).

I would kindly request that the Planning Dept requires the developer to submit a certified assessment demonstrating how the protected trees will remain unharmed as well as a structural method statement proving that our boundary wall will not be undermined during or after construction. Otherwise, that an adequate buffer zone be provided.

I look forward to hearing asap how our concerns can be addressed.

Yours sincerely

|NAME TO BE REDACTED PLEASE)