

Address: Hill End Farm Wall Nook Lane Huddersfield HD8 8YB

About the application

Application number: 2021/62/91682/W	
What is the application for?:	Change of use from dwelling house (Class C3) to residential care home (Class C2)
Address of the site or building:	Wall Nooks, Wall Nook Lane, Cumberworth, Huddersfield, HD8 8YB
Postcode:	

User comments

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

Currently the property, a dwelling house, is served by a small ungraded drive that is partially an overgrown track. If cleared this drive could possibly hold 4 to 5 vehicles one behind the other. In Section 9 the applicant says there are currently 6 parking spaces, and it is described very optimistically in para 2.1.2 and in para 4.1.19 of the Planning Statement.

The proposed site / block layout plan provided by the applicant shows a large presumably graded driveway with parking bays for 6 vehicles as described in the Planning Statement. None of this exists as can be seen at the site (or on Google Maps satellite view) meaning the description in para 4.1.19 is at best misleading. To construct this, a large area of mature trees, shrubs and bushes would need to be cleared. These are not identified in Section 10 of the application. The required remodelling would significantly change the character of the property and hence the character of the area, which is not identified in the Planning Statement. As currently a maximum of 2 vehicles could have unobstructed access, I think that claiming there are 6 parking spaces at present and that no significant changes to the site would be required is misleading.

Given that the new use would require 6 parking spaces, that 7 adults would be coming and going at different times of the day in personal vehicles, as well as any company transport, service vehicles and/or taxis, in addition to the requirements of the transport of the children; the statement in para 2.1.14 that the daily operation would be no different to a large dwelling house and the statement in para 4.1.22 that any impacts would be comparable to former use would need further investigation as neither a dwelling house or the site previously has required that level of transport or parking. The description of the location "There are several small villages within a short distance of the application site offering a range of services and transport connections to the wider region;" implies that the surrounding villages have a selection of services and public transport connections within 1 – 2 km. This is not the case. The distances have been understated and within that radius there are very limited amenities for children and public transport is limited in destination and infrequent. Given that one of the aims is to give children independence when they are ready, this location is very isolated for children who do not have access to a car.

Wall Nook Lane is narrow with no footpath and limited lighting. During the winter, the location is very dark in the mornings and from mid-afternoon. Many drivers assume that it is at the national speed limit, drive erratically to avoid the many potholes and use it as a commuter shortcut to avoid the busy Sovereign offset crossroads. It is not suitable for pedestrians in the dark and is dangerous at other times. This also limits the opportunities for children to safely establish independence.