

Objections to Proposed Hotel, South Street, Dewsbury, WF13 1JT
Application No. 2022/62/92313/E

The following objections were assembled from the opinions of the thirty six business owners and members of the Dewsbury Chamber of Trade and adopted at the meeting of 4th October 2022.

The application form states that there are no trees on the site yet the location and site plan clearly indicate a number of trees.

Planning Policy LP22 advises that car parking provision in new development is determined by a number of factors. If this is truly a hotel then visitors will be arriving from far and wide and a number of these will require on site car parking. This is the current reality on which the financial viability of the hotel will depend. The longer term policy objective of reducing car travel should not be used to justify the absence of parking.

In the absence of travel facilities there is a likelihood that the small, low quality accommodation will be taken up by residents and/or used by the government or other agency seeking accommodation for vulnerable members of the community experiencing difficulties of one sort or another.

The site is currently the car park serving Yorkshire House which has, itself, been converted to low quality residential accommodation which is detrimental to the council's long term strategies for the town.. Should the car park be built over as requested this locks in the future use of Yorkshire House. This is bad policy both by the owner and for the council which should be aiming to maintain flexibility of future use.

The loss of this car park also adds to the problem of parking in Dewsbury Town Centre by further reducing the total number of spaces available.

Policy LP24 promotes good design. It is impossible to establish this without a massing plan that shows its relationship to its existing neighbours. This plan will then highlight how the scale of this 6 storey building relates to its neighbours.

The materials suggested on the building are totally inappropriate to blend with its surroundings.

Policy LP35 refers to designated heritage assets. This proposal will cause immense harm to the Conservation Area, the three Listed Buildings, Howlands Centre a non-designated heritage asset and the archaeological significance of the site.

In particular, being alongside the whole length of Howlands and substantially taller, the proposed construction will block out natural light from half the windows of the community centre.

National Planning Policy Framework

NPPF Para 111 Most development should be prevented if there is an impact on highway safety. The proposed development does not deal with how service and emergency vehicles will access and egress the site in a safe manner.

NPPF Para 126 refers to good design and without further information on the proposals relating to vehicle manoeuvring, massing drawing, building/room sizes and compatible materials an evaluation cannot be undertaken.

NPPF Para 130 is to ensure visually attractive, good architecture, landscaping and sympathetic to the local character it is my opinion on the information presented that this proposal falls way short of this required standard.

This building will require a sprinkler system and there is no provision for a sprinkler tank shown on the drawings. There are very limited facilities for laundry and waste disposal and the level of traffic expected from a hotel of this size will cause chaos in School Street and Daisy Hill.

Post Grenfell, the ability to access and fight fires is greatly impeded on the North and South elevations due to the topography and inaccessibility.

Part of this site is within the Conservation Area with 3 listed buildings in very close proximity. The Heritage Statement forming part of this application is totally inadequate and should be prepared by a suitably qualified person that addresses all the heritage and historical issues.

Had the Heritage Statement been carried out by a suitably qualified person the archaeological significance of the site would have been highlighted, together with the presence of three important listed buildings within a "stones throw" of the site.

While a hotel is needed in Dewsbury this proposal appears to be a thinly disguised attempt to create low cost, low quality accommodation adding to that already operated by the applicant within an area where there is already a high population of low income and high social need residents. This type of accommodation is known to have a negative impact on such residents and will also have only a negative effect on the future development of the town.

For the above reasons the membership of the Dewsbury Chamber of Trade consider that the proposals put forward are unacceptable and permission should be refused.

President
Dewsbury Chamber of Trade
4 October 2022