

About the application

Application number: 2022/93344	
What is the application for?:	Conversion and extension of existing building to form 10 one bedroom apartments
Address of the site or building:	School Of Dance And Performing Arts, 61-63, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
<p>Moor lane is a densely populated and predominantly privately owned residential area. The building itself is a significant heritage structure which compliments and adds to the general local environment which I know Kirklees council are careful to maintain given the stance and development decisions related to Old Gomersal first school on Oxford Road. Describing the development as apartments is somewhat disingenuous, these are bedsits or one bed studios at best. It is incumbent on the decision panel to preserve and protect the current local environment as it currently exists for the benefit of the existing community. This is seemingly an endeavour to exploit a beautiful building for financial gain at a cost not borne by the owner but by that of the local community.</p> <p>It would be much more appropriate and beneficial to the local community and any potential incumbents that the development considers its environment and consider accommodating a smaller number of families given the lack of 2 and 3 bed accommodation locally. This would benefit any new tenants and the community itself. The building itself has and is still providing a great service to the local and wider community. This was also the case before the dancing house took over the tenancy. Adapting this structure to accommodate such a large number of people in such a small space is incompatible with the environment within which it exists.</p> <p>We have made a number of objections to the developer, we strongly object to the addition of windows on the North West aspect of the building, this is a significant change to the building and would directly overlook our property, this is a privacy and safety issue. Given the proposed development the dwellings will likely be occupied by adults only and will not be occupied by families who will have the same requirements and considerations as the locale.</p> <p>Adding a potential 10 plus cars that could be used day and night will add noise and light disturbance. The current use does not have noise or light disturbance during anti-social hours.</p> <p>Regional statistics on single occupancy blocks of flats give some stark reading regarding a significant number of deaths. Not something that the currently concerns the local community.</p> <p>Any proposed development needs to consider the existing borders with respect to maintaining both security and privacy. Current utilization of the building does not</p>	

maintaining both security and privacy. Current utilisation of the building does not necessitate this to be an issue due to intermittent use. Full and permanent occupancy would be a significant change from current circumstances and contribute to increased usage during anti-social hours.

Maintaining the utilisation of this building in its current or similar guise as a venue is much needed in this community for all ages – there is not another option available locally. Venues are closing such as Latham Lane Church taking away local amenity. Whilst the Dancing House is privately owned and the owner can look to do what is the most financially beneficial to themselves – plans on council buildings to do similar are not suggested. As mentioned above – the old Gomersal Primary is being left to ruin whilst this could be developed into housing.

Whilst traffic is an issue on Moor Lane – this is not only when the Dancing House is open – it is outside of these hours also. Cars parked day and night with heavy use of the road mean traffic regularly stacks up onto Bradford Road at peak times causing dangerous conditions for pedestrians, regular users of Oakwell Hall Park and commuters who regularly add to the traffic issues. Moor Lane houses many that are already struggling to manoeuvre so adding 10 dwellings to this is adding to an already existing dangerous point of the road near the junction to the main road.

Further expansion of the structure to remove the existing green space will impact local wildlife and remove the added value this green space would offer any prospective tenants. This is a green corridor from Oakwell Hall through Moor Lane and beyond Oxford Road. Increasing the occupancy and developing the site will have a negative impact on local fauna. Retaining the current structure to benefit prospective tenants and maintain the setting would benefit all parties.

This objection does not relate to the loss of The Dancing House albeit the benefits it offers the local community are positive and numerous having served the direct community for close to 100 years. On what basis would this development be considered to be a good idea and what benefits would it deliver to the community over and above what it delivers today. We strongly object to the development of a building of historic importance locally into a 10 x 1 bedroom bedsits and the collective negative impacts as a result.