Search application details

Application number: 2024/91725	
What is the application for?:	Certificate of Lawfulness for proposed change of use of dwelling (use class C3)
Address of the site or building:	45, Manor Park, Mirfield, WF14 0EW
Postcode:	FY20HJ

User comments

Type of comment: An objection	
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The proposal put forward for planning permission for change of use from a private dwelling to residential childrens home in Manor Park Mirfield for children with emotional/behavioural problems would have a detrimental effect on the residents and cause great concern and distress to the people in this area,

This proposed change of use would have have a huge impact on the mainly ageing and vulnerable population of Manor Park and surely this fact is indicated by the majority of the housing on this small private estate being bungalows. The estate is currently a quiet residential area affording security and peace of mind to its residents and has been chosen by the owners of these properties mainly for these attractive reasons. The type of establishment now proposed could have a devastating and detrimental impact on the neighbourhood in several ways if antisocial behaviour and crime become introduced into this area. Not only this, but the property is on a dangerous corner leading down to a very fast and busy main road and a factory where numerous and constant HGV vehicles come and go daily. Shift changes at the factory also create increased traffic and congestion. It is to be assumed that school transport and taxis would be necessary for the residents which will also cause an added danger on this already busy corner and add to more on road parking in that area. Safety issues would be of great concern to both the old and also young school children. Property in Manor Park would be devalued should such an establishment were introduced into a private residential estate.

Older residents may feel intimidated and unsafe should anti social behaviour becomes experienced around that property as this is the only accessible route to the only two shops in this area either by walking or vehicle and also to transport links (i.e bus stops)the elderly residents would in the main have to access by foot which could cause fear to them and cause them to become isolated in their homes being fearful to pass. The impact of all this

could have numerous negative impacts on the local community as a whole.

Whilst it is recognised that this type of facility is sadly needed in todays society the proposed location is totally unsuitable.

The lack of notification of this planning permission is felt by the local community to be of great concern as many residents are unaware of this proposal and also many have no computer facilities or computer literacy to access the information on line and therefore unable to put their concerns forward. Manor Park residents were also not made aware when immigrants were placed in the motel at the rear of the Three Nuns Petrol station which is in very close proximity to the estate which also caused residents concern at the time. Surely awareness of these decisions should be made more accessible to all and not just assumed everyone has access to the internet.

Local doctors, dentists and schools would also be put under more pressure to absorb more patients and pupils to an already over subscribed population.