Planning ContactCentre

From:
Sent: 21 July 2024 14:28
To: Planning ContactCentre
Subject: Planning Objection

Application number
2024/CLD/91725/E

Last updated
18 June 2024

Applicant
Northern Community Pathways Children's Residential Services

Location
45, Manor Park, Mirfield, WF14 0EW
Mirfield Ward

Description / Development
Certificate of Lawfulness for proposed change of use of dwelling (use class C3) to residential care home (use class C2)

To Whom It May Concern,

I wish to oppose the planning application above on the following grounds:

1. The small estate which incorporates this property is fully residential and, as such, it begs the question why the use of one of the properties should be changed to that of a business. I accept that the class 2 use has the word residential in its name but this does not take away from the fact that this is being run for profit and is not simply staying as a residential property in its truest sense.

2. Manor Park already has issues with parked cars and vehicles using it as a “rat run” despite “No vehicles except for access” signs being placed at each entry point. There is no one to monitor this and so the signs are constantly ignored. Many of the residents park cars in front of their properties due to lack of drive space or because they have visitors. The width of the road means that larger vehicles often find it very difficult to access properties and I have seen lorries

and ambulances having to reverse back and use the other end of Manor Park. There is insufficient parking at the address to accommodate the staff, especially at shift change times. 45 Manor Park is on the corner of the access road between Manor Park and Huddersfield Road. The offstreet parking at the property is only large enough for the minibus and two average size cars. This clearly means that the address cannot accommodate all the vehicles belonging to the staff, especially at shift change times or when
e.g. social workers are visiting. The current challenging parking situation will be worsened, especially in the evenings, when all residents have returned to their homes. I am extremely concerned that emergency vehicles such as fire engines or ambulances may struggle to gain timely access to the properties on both Manor Park and Manor Drive. This will make many of the elderly residents more vulnerable during emergencies.

3. Parking consistently on the road at the front of the property will block access to the neighbours' opposite drives. It is extremely difficult and, on occasions impossible, to access our drives if someone is parked in this way. It is illegal to routinely block the access of others to and from their own properties.

4. It is not possible to park any vehicles at the side of the property because this part of the road has yellow lines to stop dangerous parking on this busy access road into the estate from the main A644 Huddersfield Road. These yellow lines are also often ignored by drivers picking people up or dropping them off for nearby businesses. There have been many near collisions as drivers leaving Manor Park have to drive on the wrong side of the road and others are turning in from the main road.

5. The planning notice does not make it clear how frequently the children will be assessed for suitability for this kind of setting after the initial assessment. This suggests that deteriorating and/or unacceptable behaviour may well be overlooked to the detriment of the neighbourhood.

6. The crime rate in the area is 80% lower than the national average and 61% lower than Mirfield. If children/adolescents with behavioural problems move here, it is very likely that crime levels will increase. The low crime rate means that our insurance premiums are relatively low and our property values are good. These are likely to detrimentally change if crime increases.

7. The property is semi-detached with a family with two small children living adjacent with adjoining gardens. It is inappropriate that these two small children should hear potentially challenging behaviour either through the walls or over the garden fence.

8. The application is for children with emotional or behavioural needs (1.1). This is an estate with around 80 houses of which 70 have residents that are pensioners with additional disabilities, co-morbidities and vulnerabilities. The young people concerned will encourage more of their

peers to congregate outside the house. This could initiate anti-social behaviour in an area where there is none.

We are a friendly neighbourhood and a close knit, supportive community. We embraced the asylum seekers that were housed in the motel on the edge of our estate. However, this change of use is both unsuitable and inappropriate.

Kind regards,

2 Manor Drive,

Mirfield,

West Yorkshire.

WF14 0ER