## DCAdmin

**From:**
**Sent:** 27 July 2024 09:16
**To:** Planning ContactCentre
**Subject:** Planning Application Number 2024/CLD/91725/E - 45 Manor Park

**Categories:**

To Whom it May Concern,

I hope you are well.

I am writing in response to the proposed change of use at 45 Manor Park, Mirfield. This change of use from a residential dwelling to a residential care home, I feel, is not in line with the rest of the residential area, and I wish to highlight my points below;

1. First and foremost this property is now proposing to be a business. The way care is funded and apportioned has changed in recent years, and with Councils and governments sub contracting care of all ages to private limited company yes, in turn, mean this is now a money making exercise, exploiting care as the financial objective.

2. The area is already blighted by access issues via The John Cotton Factory, and the positioning of this dwelling right on the corner of where the majority or issues are, is not conducive to a peaceful environment for the rest of the eighty home owners upon the street.

3. The positioning of the property, upon the corner of one of the access points to Manor Park, is already an issue with residents trying to access their home. Upon any normal day, double parking upon the narrow streets is an issue, and I do struggle to see if an emergency vehicle was to try and access they would already struggle, let alone with the extra vehicles which would be coming and going throughout the day at the residential care home. Parking has been stated as 4 vehicles, however I have not once seen the current owner park their 4 vehicles on the drive, as they don't fit. One is always parked upon the public high way.

4. Having previous knowledge of other properties which have had their change of use to a care home, I am alarmed and appalled at the lack of care which is then taken upon these properties, both ascetically and structurally. As the property would now be classed as a business, commercial waste bins would now have to be used, and positioned outside. The ascetic of the street would immediately change a these are not domestic use containers. Also, the overall care of properties does diminish slightly, as less pride is taken upon maintaining the property as if it were a vendor. With a blocked paved driveway, weeds would encroach upon the dwelling, diminishing the appearance of the property. Also, the boundary fence of the property has only just been maintained due to previous issues, and with no homeowner keeping an eye on these fences collapsing, they would happen again and not be replaced.

5. In relation to the dwelling now changing to a residential care home, this is ultimately a change of use to a business. As it is now a business domestic waste containers are no longer acceptable, and commercial will now be required, which are significantly larger than domestic, and collected within a different rotation. Already struggling with vermin from the canal, John Cotton Factory, Starbucks and the local petrol station, I worry about the extra vermin brought to the area by these excessive waste containers. And these standing out upon the property and highlighting the fact the property is now a business.

6. The vehicle usage surrounding the property has been drastically underestimated. With the clearly mentioned levels of staff having to be on site at all times, this is extra vehicle use in an already over populated area will have a detrimental effect for the existing residents and home owners.

Ultimately I do appreciate properties have to be sought to maintain the high levels of care expected for our 'looked after children'. This is something which I have not taken upon lightly. There are more suitable properties in suitable areas which would be better for children to enjoy their childhood, whatever that may be, however it is the firms who are exploiting the system and taking up residential properties for business use, on turn forcing the price of good quality sizeable family accommodation up for hard working families, in an already stretched society.

Please feel free to contact me should you require any further information or statements. I can be contacted

I look forward to hearing from you in due course.

Many Thanks,