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	
Do you wish your comments to be published on the website anonymously?	Yes

Sat 10/08/2A24 18:58

Background I nformation.

I have lived on Manor park over 56 years, moving here from Ireland Wood in Leeds which was a post-war housing development that included a, purpose built, Childrens Home. It catered for children where the parents were split up suffering from results of "Shell Shock" - long before PTSD was accepted as o mental health issue. The CH was built in grounds that had a football sized garden to the rear and large gardens to either side and front of the property. The age group of the children in care ranged from 5 to L5 years of age who integrated totally with the baby boomers of the period - me being one of them'

The application to change use of 45 Manor Park is economical with the truth, for there as never been sufficient room for 4 vehicle off street parking at that residence, well certainly not in my lifetime.

Reason for Objection/s.

My primary objection is that 45 Manor Park is NOT FIT FOR PURPOSE as a Residential Care Home for up to 3 children who have emotional or behavioral needs. This is based on the following :-

2.8 Fire Regulations:
The house does not provide adequate means of escape for a 3 floor building. Ok the ground floor has two alternative routes i.e both back and front doors. However, the back door opens on to a narrow enclosed part of small rear garden and the front will hardly have any room if one of the staff members car is parked directly in front of it

directly in front of it.

In hindsight of Grenfell Tower; the government recommends that more than one fire exit is provided from premises whenever possible, and these should be completely independent from each other and have seoarate escape routes. Number 45 does not make this provision and if a youths on upper 2nd floor have
their ipods installed either listening to music or streaming a video game, then their could well be o
catostrophe.

2.9 The Property :
In all of +56 years that i have lived on Manor Park Estate there has never been more than 2 to 3 cars parked off-street at number 45. To achieve this they would have to remove the multiple rubbish bins that they use and one of the cars would park directly across front door entrance. More often than not they park 2 cars on
the property and the works van is on corner of the street causing a blind spot for other residents turning
right.

2.10 On-site Transport Parking :
By admission the company will make available an electric/hybrid vehicle to transport children when necessary to school for visits. So 3 staff + 1 Mini-bus type vehicle and we have 4 in total. However' there is absolutely no way 4 vehicles could be parked off street. So further congestion will result and should parents
be allowed to visit or Ofsted staff then the parking problem becomes exacerbateti.

2.17 Where will Home Tutors Park ?.

Other Issues :

Closeness to main trunk road 4644. Manor Park is often used as a rat run by motorists to avoid traffic lights at the junction of Stocksbank Road and 462 Leeds Road. This is a verv dangerous, narrow conference causing umpteen problems for Local
Authority (Dustbin Lorries) and Emergency Vehicles both Ambulance, Fire and Police Services let alone residents going backwards and forwards to work. Integration with Local Community. The demographic for our Estate falls into 2 groups : either young families starting out in life or OAp's like
myself who make-up the vast majority of Manor park residents.

3.713.8 Assessment :

By implication that fact that these children will have access to kitchen facilities and be expected to carry out domestic chores then we are not looking at really young children at all, more likely adolescents i-0 to 19 years old. So they would be confined in their rooms or in a small back garden - not a family environment at
all, no matter how you dress it up. Recent events in southport should ring alarm bells - need i say more.