

DC Admin

From:
Sent: 20 March 2025 21:01
To: DC Admin
Subject: Planning Application no 2025/90190

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OBJECTIONS TO PLANNING APPLICATION

We refer to planning application number 2025/90190 to change a dwelling house to a children's home at 7 Highfield Court, Soothill, Batley, WF17 6HR.

Whilst we all appreciate the need for good quality homes for children and young people, we believe the chosen location is unsuitable and totally inappropriate for this purpose for the following reasons.

LACK OF SUFFICIENT PARKING There will be a critical lack of sufficient and adequate parking for staff and residents. The two parking spaces identified in the planning application are not enough for a home housing 4 separate and unrelated residents. In addition, there are likely to be multiple external agencies requiring parking in order to satisfactorily serve the needs of the residents. Currently, parking spaces in our cul-de-sac are limited. There is not enough parking for current householders and as result cars are parked in clear areas, which can block in and inconvenience others. This has led to parking disputes between residents requiring Police intervention. Having a children's home in the cul-de-sac with its associated parking needs will make matters even worse for all.

INCREASE IN TRAFFIC Our cul-de-sac is small with tight spaces for traffic. Pedestrians also have to be very careful as there is no footway on the estate, meaning it is not safe for pedestrians to access. Having a children's home will increase the flow of traffic and we do not believe the cul-de-sac was designed to handle this kind of increased traffic flow. This is likely to compromise safety for all residents and lead to traffic congestion and increase the risk of accidents (vehicles to vehicles and vehicles to pedestrians).

RESTRICTIVE COVENANT The planning for our development of 15 houses at Highfield Court was given by the Council on condition that the properties would be built for use as 'single private dwellings' in the 'occupation of one family only'. As a result, there is a restrictive covenant in all our house deeds which explicitly states that 'no trade or business whatsoever shall be set up or carried upon thereon'. We believe that a children's home run by a private limited company would breach this covenant and go against the Council's own planning restriction for this area. It is also apparent that works to convert the dwelling into a children's home have been ongoing for a number of months and these started well before the planning application was made to the Council. Going against this covenant and agreeing to the change of use to a business, which a children's home clearly is as someone will be profiting from it, will mean that other properties on the estate would have the right for a change of use too and we could see the creation of multiple businesses on the estate. This covenant was set by the council for a good reason and it seems ridiculous that just a few years later there might be the consideration of altering this.

INCREASE IN NOISE AND DISTURBANCE Our cul-de-sac and the area adjacent to the proposed children's home is extremely small. This means the intensification of staff movements to and from the home on a regular and frequent basis each day, including at unsociable times, would result in an unacceptable and negative impact on neighbours from the increase in noise and disturbance. Working with young people, as I do, I understand the complex needs and often challenging and unsocial behaviours associated with teens who require foster /social care. There are many families with young children on the estate who could potentially negatively influenced and impacted by the residents of this proposed business.

For these reasons we ask the Council to reject this proposal.

Residents of Highfield Court, WF17 6HR