

About the application

Application number: 2025/90190	
What is the application for?:	Change use of dwelling to children's home
Address of the site or building:	7, Highfield Court, Soothill, Batley, WF17 6HR
Postcode:	WF17 6HR

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>OBJECTION TO PLANNING APPLICATION 2025/90190</p> <p>We refer to planning application number 2025/90190 for the change of use of a dwelling house to a children's home at 7 Highfield Court, Soothill, Batley, WF17 6HR. Whilst we acknowledge the need for good quality homes for children and young people, we believe the chosen location is unsuitable for this purpose for the following reasons:</p> <p>1. LACK OF SUFFICIENT PARKING</p> <p>The proposed children's home will create a critical lack of adequate parking for staff and visitors. The two parking spaces identified in the planning application are insufficient for a home housing four separate residents. In addition, multiple staff members will likely require parking to meet the needs of the residents effectively. Currently, parking spaces in our cul-de-sac are limited, leading to vehicles being parked in clear areas, which obstructs access and creates congestion. This situation has already resulted in parking disputes among residents. The increased demand for parking associated with a children's home will exacerbate these issues, making the location unsuitable for such a development.</p> <p>2. INCREASE IN TRAFFIC</p> <p>Our cul-de-sac is small with limited space for traffic movement. The addition of a children's home will increase vehicular activity due to staff rotations and visitor arrivals, leading to congestion and potential safety hazards for both pedestrians and residents. The current road layout is not designed to accommodate a high turnover of vehicles, which may result in increased traffic risks, including potential accidents involving pedestrians and other vehicles. This heightened traffic flow will have a detrimental impact on highway safety and the general living conditions of residents in the area.</p> <p>3. EFFECT ON THE CHARACTER OF THE AREA</p> <p>The proposed change of use from a private dwelling to a children's home is inconsistent with the existing residential character of the cul-de-sac. The development will introduce a level of activity that is not in keeping with the area's current use as a quiet residential setting.</p> <p>Furthermore, the intensification of movement in and out of the property, particularly at unsociable hours, will disrupt the peaceful nature of the cul-de-sac, negatively affecting the living conditions of neighbouring properties.</p> <p>4. INCREASE IN NOISE AND DISTURBANCE</p> <p>Due to the small size of the cul-de-sac, any increase in traffic and staff movements will</p>	

Due to the small size of the cul-de-sac, any increase in traffic and staff movements will inevitably lead to heightened noise levels. Staff changes, visitors, and service providers arriving at various times of the day and night will cause an increase in disturbance for existing residents.

Given the compact nature of the surrounding properties, this increase in noise and activity will significantly impact the well-being and quality of life of those living in the immediate vicinity.

5. RESTRICTIVE COVENANT

The planning for our development of 15 houses at Highfield Court was granted on the condition that the properties would be used as 'single private dwellings' occupied by one family only. As a result, there is a restrictive covenant in all house deeds explicitly stating that 'no trade or business whatsoever shall be set up or carried upon thereon.'

A children's home operated by a private limited company appears to be in direct conflict with this covenant and goes against the original planning restrictions set by the Council for this area. Additionally, it has come to our attention that conversion works on the property have been ongoing for several months, starting prior to any planning application being submitted.

For these reasons, we urge the Council to reject this planning application and consider alternative locations that would be more appropriate for a children's home without negatively impacting the existing community.