

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.

1. 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 staff members requiring parking in order to satisfactorily serve the needs of the residents.

Currently parking spaces in our little cul-de-sac are limited. There is not enough parking for current householders and as a 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. There are no additional parking spaces to serve the high number of vehicles that will regularly visit the site and this reason on its own should be enough to evidence the unsuitability of a children's home in this location. .

2. INCREASE IN TRAFFIC

Our cul-de-sac is small with tight spaces for traffic. Residents often find it difficult when more than one vehicle is trying to enter or exit the cul-de-sac. Pedestrians also have to be very careful for the same reason. Having a children's home will increase the flow of traffic with disturbance by staff coming in and out of the site on possibly an hourly basis.

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).

Our small cul-de-sac is not equipped to handle this surge in vehicles, potentially causing inconvenience and increasing traffic safety risks for both residents and the children home staff.

3. RESTRICTIVE COVENANT AND NEGATIVE IMPACT ON THE CHARACTER OF THE AREA

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. In addition it will have a negative impact on the character of the area and will be go totally against the Council's own plans for our cul-de-sac to remain as single-family homes only.

It is also apparent that works to covert 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.

It appears that Rostine Services Limited, who have made the planning application has no track record in the provision of children's homes and thave put up a dummy website (<https://rostine.co.uk>), no doubt only to support this application.

4. 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.

For these reasons we ask the Council to reject this planning application and consider alternative locations that would be more suitable.