

About the application

Application number: 2025/90655	
What is the application for?:	Demolition of existing pub and erection of a new two storey building comprising
Address of the site or building:	The Priory, Whitechapel Road, Cleckheaton, BD19 6HR
Postcode:	HD8 8RX

User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	Yes
I support this application for the following reasons: 1. The existing building is not listed: whilst it is old, it has been altered so much from its original form that it has no architectural merit. 2. The building is so dilapidated that it is not viable to conserve and repair it to a habitable standard for the 21st century. At present it & its grounds provide an ideal place for antisocial behaviour. Demolition and redevelopment will solve this problem. 3. When the new housing estate at the rear of the site is complete, this site will be surrounded by houses and Whitechapel Church's graveyard, hence a residential development is in keeping with the surroundings. 4. Having looked carefully at the plans and accompanying statements, the design of the proposed building is proportionate and respects the integrity of the listed church next door. 5. The proposed function - offering homes to adults with physical and learning difficulties, supported by staff who sleep on site, will not affect the residential amenity of nearby properties any more than The Priory did as a pub. 6. So long as it is ecologically friendly, the proposed cctv and lighting at the front of the building, facing towards Whitechapel Road will deter any antisocial behaviour on the driveway and in the part of the graveyard that may be illuminated. 7. Residents of the flats are unlikely to be able to drive, therefore vehicle movements on and off Whitechapel Road will be mainly staff and visitors. The impact on the highway traffic is thus negligible. One consideration would be the safety of residents if they were using wheelchairs or mobility scooters to access eg local shop. The state and width of the pavements and driveway needs to accommodate their needs. This could also benefit worshippers with limited mobility attending Whitechapel Church next door.	