

About the application

Application number: 2025/90889	
What is the application for?:	Demolition of existing hostel and erection of residential development comprising
Address of the site or building:	Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL
Postcode:	WF13 3NF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Commenting as a director of the Thornhill Cricket & Bowling Club Firstly we received notice of this planning application on Friday 20th March, and a printed notice was only hung on the lamppost near our club on Saturday the 21st. It is felt that not enough time and notice was given to gather the full feeling of objection to these plans by the neighbours and users of the Thornhill Club. I do not feel that this met the required notice time, or the process followed was intentionally kept short to not allow full objection. Presently the site border that neighbours the access road to the Thornhill club has been left in a terrible state. Hedgerows, existing trees and fencing have been damaged or destroyed, and the temporary fence has not been adequately maintained. This is unsafe and not secure. The plans give reference to existing hedges trimmed to 1.8m. There aren't any presently. We would assert that a suitable boundary fence and hedges are provisioned in the plans, and a clear plan on maintaining them going forwards is detailed. Maintenance of these hedges/fences should not become a liability for the Thornhill club. At no point should there be available access onto the Thornhill property from the developed plot via the fenced/hedged boundary. We do not want to see the area become a supplementary play area or dog exercise for residents. Access road via Hall Lane and the junction via "The Combs"/"Church Lane". It is felt that the increased traffic that the development would create is unacceptable for the existing junction and current layout. The plans do not adequately address this concern. Increased stoppages on the main road, and with the blind corner this could create an accident hotspot. There is no provision for increased pedestrian traffic and road crossing safety. Noise concerns. As a sporting club with licenced bar, it is felt that especially on weekends and evenings when football, bowls rounds, and training is ongoing, and tennis matches played	

when football, bowls rounders, and training is ongoing, and tennis matches played, there is a level of noise generated from the sporting activities. We also hold occasional events and activities that can generate some level of localised noise, being sporting or music/PA commentary. We have a bar licence and function room that can host birthday parties or events. This can have taxi/car traffic when club members are leaving the area on an evening.

We currently have no noise complaints. We do not want to have any noise complaints from the new development residents in the future. We feel that there should be some existing precedent set or some expectation that the area will have sporting noise that the future residents cannot complain about after they have moved into the area.

Planning should address this by some notice given to the developers or future home purchasers.

It is generally felt that the number of properties, residents and vehicles that the development will host will bring an overall negative effect to the existing environment and its neighbours.

For and on behalf of the members of Thornhill Cricket & Bowling Club we object to these plans as presented.