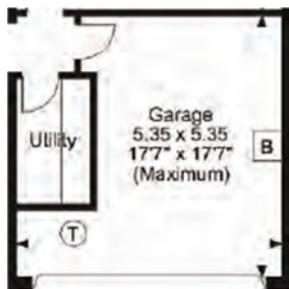


I would like to strongly object to the proposed change of use at 17 Far View Crescent. Far View is a quiet cul-de-sac of 46 owner-occupier properties with low levels of traffic (no through traffic) and the narrow road with limited parking is unsuited for the operation of a children's home.

The application states that a maximum of 3 staff would be on-site for 48-hours on a rolling-rota pattern which could potentially require parking for at least 6 vehicles during changeover times, more if the manager visits during these times. The application states that there is sufficient space for 4 vehicles, but this is incorrect, and the driveway can only realistically accommodate 3 and even then, the middle car would be blocked in necessitating more vehicle movements at staff changeover time. On the previous application evidence was submitted stating "*Off-road parking is available for 3 vehicles on the driveway however there is a double garage at the site, therefore 5 vehicles may be able to park*" the owners own sales particulars shows that the garage has been converted to possibly only be large enough for 1 car and even then would need to be small, but also states "*integral garage which has been adapted for storage*", which was misrepresented in the last application.



To the front of the property there is a block paved driveway which leads to the double garage that has been created for storage. The garage has an up and over garage door.

This would mean that any car parked in the garage would be similarly blocked by cars parked on the driveway, with these vehicles having to leave space to operate the up and over door. This would result in additional vehicles parked on the road, a situation that could worsen with other traffic associated with the operation of the home such as food deliveries, Ofsted inspections, school transportations, and family/other visitors.

Additional traffic levels and demand for on-road parking is further aggravated by the narrowness of the road which is sufficient to only allow for 2 cars to pass. The resultant manoeuvring of vehicles and parked cars could be a cause of conflict with current residents needing to access their driveways, along with health and safety considerations that could affect the children residing in the property. Furthermore, the lack of nearby infrastructure such as schools, shops and doctors etc. with the limited public transport available would necessitate such journeys

being undertaken by car (either staff cars or taxis) and add to the volume of traffic and demand for on-street parking.

The area of Far View is predominantly elderly residents some of which use walking aids, the additional vehicles that would need to park on the public highway would most likely straddle the kerb to allow for traffic to pass freely as previously mentioned, this would greatly reduce their freedom as they would be forced to walk in the road as the pavements would not be wide enough to navigate. This can be demonstrated by the fact that when there have been visits to the site, both during the extensive renovations or the owner visiting the site, they have not yet used the driveway, on every occasion they have parked on the public highway straddling the pavement causing difficulties to the current residents. Additionally, the approval and occupation of a children's home could cause significant animosity towards those living and working in the property, which I think should be a consideration for Kirklees Council, to avoid future conflicts that this could bring.

This situation is further exacerbated with the junction from Far View Bank joining onto Bank End Lane, this is a dangerous junction with the potential for accidents not only with additional traffic flow since the creation of the Rosemead Estate, but cars parking over the junction and vehicles coming at speed from Greenhead Lane around a blind bend.

On the current application they state "*The shift pattern for support staff is two days (07:30 – 23:00) on 4 days off rotation*", but then go on to say "*They will not live at the home, but will rotate on daily basis*", I would question the true intention of operation of this venture, moreover, in relation to this the change over time of 07:30 and 23:00. The times of the changeover would greatly disturb a very quiet neighbourhood with the manoeuvring of vehicles as previously mentioned and the noise that this would entail including chatting, car doors closing etc, changing the character, peace and quality of life of current residents many of whom moved to the area due to the quiet and peaceful nature. Furthermore, there has been no mention of the protections and guarantees that would be put into place for the current residents.

Children housed in the property would have limited outside recreation space as the front of the property has been block paved and would have staff vehicles parked on it, according to the application. Also, there is no nearby play area or recreation ground, the nearest being Somerset

Road playground, Ravensknowle Park, Fernside Park and Almondbury recreation ground all around a mile by road from the property.

The property was originally acquired and renovated as a residential property and the application to convert into a children's home only happened after several failed attempts to sell on the open market. The application provides little operational detail and Gov.uk records indicate that they were registered as a company as recently as May 2024 giving rise to concerns around their expertise in the children's care sector, or is this simply a commercial enterprise without sufficient regard for the children?

I feel that the area of Far View is unsuitable for the operation of a children's home, and I recommend that the planners visit the area to fully appreciate how the area would be impacted. Far View is a very quiet neighbourhood which for most was an important consideration when moving to the area and many of the residents have lived here for decades. The additional traffic, demand for already limited parking and disturbance that this type of establishment would create would have a hugely detrimental impact on the character and residents of the neighbourhood.

In conclusion, I believe that Kirklees Council have a responsibility to the current residents when considering this application, there are a greater number of reasons why this should not be approved over the reasons for approval, the increase in traffic, the noise created, the whole character of the neighbourhood, the well-being and stress caused for current residents to name but a few.