About the application

Application number: 2025/91888	
What is the application for?:	Part change of use and alterations to nightclub to form a hostel
Address of the site or building:	Eden Banqueting, 297, Bradford Road, Batley, WF17 6HY
Postcode:	WF17 6HY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I would like to object to the making of a hostel at WF17 6HY. The area has been and continues to be a residential area.

1. Impact on Residential Amenity

While the application claims that residential properties lie at a “substantial distance,” my property is within close proximity (their fire exit door opens into the residential street) and I can confidently state that the development will directly affect my quality of life. A hostel is likely to bring a transient population, which may increase the risk of anti-social behaviour, noise, and disruption in what is already a sensitive area in terms of community cohesion and safety.

2. Increased Noise and Disturbance

Unlike a banqueting venue which hosts events on specific dates, a hostel will operate 24/7. The constant comings and goings at all hours of the day and night will inevitably result in increased noise, especially from guests arriving and leaving, using external areas, and late-night use of the retained restaurant. This is a serious concern for those of us living nearby.

Additionally, there are a number of young children whose use and enjoyment of the land will be limited as a direct result of the building of the hostel. There a number of young children who frequently use the residential area for enjoyment purposes. Should the property be used as a hostel, concerns arise as to the safety of the children due to the stream of people coming to and from the property.

3. Traffic, Parking, and Highway Safety

Bradford Road is already a heavily trafficked and often congested route. The proposed hostel use will increase demand for on-street parking in an area already strained by nearby commercial uses including cafes, takeaways, and shops. The increase in

nearby commercial uses including cafes, takeaways, and shops. The increase in vehicles associated with both guests and staff poses a risk to highway safety and further degrades residential amenity.

4. Incompatibility with Surrounding Uses

Although the surrounding area includes commercial uses, the introduction of a hostel is not comparable to retail or dining establishments. It introduces a completely different pattern of occupancy and intensity of use. Such a facility is inappropriate in this mixed but increasingly residential area, especially given ongoing efforts to improve the character and safety of the neighbourhood.

5. Lack of Consultation and Transparency

As a resident directly affected, I am concerned that this application appears to have proceeded with minimal local consultation. Given the significant change in use, local residents should have had more opportunities to raise concerns prior to the application being considered.

Conclusion:

For the reasons set out above, I strongly urge the planning committee to refuse the application for change of use to a hostel. The proposal would have a detrimental impact on the local community, residential amenity, and overall character of the area. A hostel is not a suitable or sustainable use for this site.