



(1) The objections raised by Kirklees Children's Services and West Yorkshire Police are clear, valid and should be given significant weight in making a decision.

Realistically, the application is a business proposition and unsuited to the area.

(2) Parking, access and the local area

This is a quiet, residential area of families and a sizeable proportion of elderly people. The proposed change of use would erode the nature of the immediate surrounding area.

Lack of parking space is a significant problem in the area. Two non-resident support workers and other multi-agency staff will require parking along with an increase in traffic movements.

The planning application states that there are 4 existing parking spaces. Where are these?

Prior to the extensive building works, there was a large garden of grass, shrubs, perimeter trees and bushes. These have mostly been removed and a large area of hardcore standing recently created. Is this newly created area the proposed parking space for 4 cars? This rear space is accessed from an unadopted, narrow, back lane used by children to play in and pedestrians. It is unsuitable as a parking area for 4 cars due to the access, additional noise, disturbance and frequent vehicle movements associated with the change of use.

(3) Longer term

The application is very specific and states that the accommodation is for one child. The property is a large three-bedroom home with dining room, utility room, etc. I would raise a concern that this is likely to be increased to 2,3 or more children to make the business viable. What guarantees can Kirklees planning and the applicant give that this will not be the case in the future? Can the change of use be rescinded if the 'one child' aspect is not held to?

(4) Trees and Shrubs

"Are there trees or hedges on the proposed site"

The response on the application is 'No'.

The garden which did exist, including small trees, shrubs, grass, etc has been ripped out and replaced by hardcore.

If this substantial area is covered by tarmac, the increased run off onto the back lane will exacerbate the current minor flooding during heavy rainfall. Not to mention the environmental loss of greenery and loss of natural water retention and drainage.