

About the application

Application number: 2026/91972	
What is the application for?:	Change of use from public house (Sui Generis) to children's day nursery (Class E
Address of the site or building:	Silent Woman Hotel, Nabbs Lane, Slaithwaite, Huddersfield, HD7 5AU
Postcode:	HD7 5AG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Planning Objection – Change of Use from Public House to Children’s Nursery I wish to object to this planning application on the following planning grounds. Whilst I appreciate the need for childcare facilities, I have significant concerns that this particular site is unsuitable for use as a children’s nursery due to its location, surrounding residential properties and highway constraints. 1. Highway Safety, Traffic and Parking The site has extremely limited parking provision and is located on a narrow road which already experiences congestion. A children’s nursery will generate regular vehicle movements throughout the day, particularly during morning drop-off and afternoon collection periods. Parents are likely to stop close to the entrance, resulting in vehicles waiting, reversing and manoeuvring in an already constrained highway environment. This has the potential to: * Increase congestion. * Create hazards for pedestrians, including children. * Obstruct visibility for other road users. * Affect access for emergency and service vehicles. The surrounding highway network does not appear capable of safely accommodating the increased traffic associated with a nursery. 2. Impact on Residential Amenity The property is surrounded by neighbouring residential homes.	

Although the former public house was subject to restrictions designed to protect neighbouring residents from noise, a nursery would introduce a different but potentially significant source of disturbance.

Outdoor play areas, children arriving and leaving throughout the day, parents gathering during drop-off and collection, vehicle doors closing, conversations and general activity are likely to create regular daytime noise affecting nearby residents.

The previous licensed premises operated under conditions limiting noise escaping from the building. Consideration should therefore be given to whether the proposed use would result in an unacceptable impact on neighbouring residential amenity.

3. Outdoor Play Area

The proposed use appears to rely on external space for children's play.

The application should clearly demonstrate:

- * how noise from outdoor play will be managed;
- * how neighbouring residents will be protected;
- * hours of outdoor use;
- * boundary treatments and acoustic mitigation.

Without robust controls there is potential for unacceptable disturbance.

4. Suitability of the Site

This building was designed and operated as a public house rather than a children's nursery.

The Council should carefully consider whether the site is genuinely suitable for this use given:

- * restricted access arrangements;
- * limited external space;
- * proximity to neighbouring homes;
- * servicing arrangements;
- * vehicle movements associated with the nursery.

5. Lack of Parking and Sustainable Access

The application should demonstrate how parents and staff will safely access the site.

If on-site parking is inadequate, parking is likely to spill onto surrounding residential streets, causing inconvenience to residents and increasing conflict between vehicles and pedestrians.

6. Cumulative Impact

The Council should consider not only the internal operation of the nursery but also the cumulative effect of:

- * increased traffic;
- * parking demand;
- * noise from outdoor activities;
- * regular arrivals and departures throughout the day;
- * impact on neighbouring residential amenity.

These combined impacts may be materially greater than those associated with the previous lawful use.

Conclusion

For the reasons outlined above, I respectfully request that the Council carefully assesses the impact of this proposal on highway safety, parking, traffic generation and residential amenity before determining the application.

If the Council is minded to approve the application, I request that careful consideration is given to conditions relating to:

- * Outdoor play hours.
- * Noise management.
- * Parking and traffic management.
- * Travel planning.
- * Boundary fencing and acoustic mitigation.
- * Hours of operation.