

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
I wish to object to this planning application because I do not believe the supporting information demonstrates that a nursery accommodating up to 50 children can operate safely at this location without causing unacceptable impacts on highway safety and the residential amenity of neighbouring properties. Whilst I appreciate the importance of providing childcare facilities, I do not believe this site is suitable for a development of this scale, and I have serious concerns that the application significantly underestimates the impact it would have on an already constrained road network. The Transport Statement contains no traffic counts, parking occupancy surveys, junction capacity assessments or trip generation analysis. Instead, it relies on assumptions that the proposed nursery will generate no greater traffic than the former public house. This conclusion is unsupported by objective evidence. As a nearby resident, I experience the existing traffic conditions on Nabbs Lane every day. The road already becomes heavily congested during weekday mornings, with queues regularly forming around the junction. Vehicles frequently make it difficult to safely enter and exit my driveway, and at times access from my property is effectively blocked by queuing traffic. Introducing a nursery for up to 50 children would inevitably increase vehicle movements during the busiest periods of the day and would worsen an already difficult situation. The application proposes only two on-site parking spaces for staff, with parents expected to park on surrounding roads or in the nearby Old Bank public car park. In reality, on-street parking and the nearby public car park are already heavily used during weekday mornings and often operate close to capacity. The application provides no evidence that sufficient parking exists to accommodate parents dropping off and collecting up to 50 children. I am also concerned that the parking evidence submitted is not representative of normal conditions. At the time the applicant's photographs were taken, scaffolding	

normal conditions. At the time the applicant's photographs were taken, scaffolding outside the property prevented vehicles from parking in spaces that would ordinarily be occupied. This gave a misleading impression of available parking and significantly understated the existing parking demand. I respectfully request that the Council requires a new parking survey to be undertaken under normal operating conditions before determining this application.

The Transport Statement also fails to assess the cumulative impact of concentrated drop-off and collection periods, including vehicles stopping on narrow sections of Nabbs Lane, obstruction of neighbouring driveways, reduced visibility at the junction, increased reversing movements, and the safety of young children arriving and leaving the nursery. These are material planning considerations that have not been properly assessed.

The proposal would also have an unacceptable impact on the residential amenity of neighbouring properties.

Unlike the former public house, which primarily generated activity during evenings and weekends, the proposed nursery would introduce continuous daytime activity throughout the working week. This would include children arriving and departing, outdoor play, parents congregating, vehicle doors closing, engines idling and increased traffic movements immediately adjacent to neighbouring homes.

As a nearby resident, I work from home for part of the week and am concerned that this sustained daytime activity would significantly affect my ability to enjoy the reasonable use of my home. However, this concern extends beyond home working. All neighbouring residents are entitled to a reasonable standard of residential amenity during the day, and the proposal would introduce a type and intensity of daytime noise that has not previously existed at this location.

The submitted Noise Assessment does not adequately assess these impacts. It confirms that no environmental noise measurements have been undertaken, yet concludes that the effects on neighbouring residents would be "minor". No assessment has been provided of cumulative noise from outdoor play, concentrated drop-off and collection periods, or vehicles manoeuvring and waiting outside neighbouring properties. Furthermore, the assessment provides no information about how many children may use the outdoor play area at any one time, how frequently it will be used, or the duration of outdoor play throughout the day. These are important considerations for a nursery with a capacity of 50 children, yet they have not been properly assessed.

The application repeatedly compares the proposal with the former public house. However, this comparison is misleading. The relevant planning consideration is whether this proposal is acceptable in its own right. A nursery accommodating 50 children would generate concentrated weekday traffic and sustained daytime activity at exactly the times when the surrounding highway is already under the greatest pressure. This represents a fundamentally different pattern of use from the former public house.

Finally, whilst the Planning Statement refers to an "identified" and "growing" demand for childcare places, no evidence has been submitted to support these claims. There is

no assessment of existing nursery capacity, waiting lists or demonstrated local need. In fact, there is a nursery across the road already, outside which, parking is already a significant issue.

For these reasons, I believe the application has failed to demonstrate that the proposal would not have an unacceptable impact on highway safety, parking availability and the residential amenity of neighbouring properties. I respectfully request that Kirklees Council refuses this application or, at the very least, requires a robust independent Transport Assessment, representative parking surveys undertaken under normal conditions, and a properly evidenced assessment of noise and residential amenity before any decision is made.