

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
Objection to Application 2026/62/91972/W I wish to object to the proposed change of use of the Silent Woman Hotel, Nabbs Lane, Slaithwaite, to a children's day nursery. My primary concerns relate to highway safety, parking provision, traffic generation and the impact on residential amenity. Nabbs Lane is already a heavily used route which experiences significant parking pressure and traffic congestion, particularly associated with existing nearby community uses, including the nursery operating from the church side. Residents frequently experience difficulty finding parking close to their homes and there are already concerns regarding inconsiderate parking and vehicle movements at key drop-off and pick-up times. The proposed nursery would accommodate up to 50 children and realistically operate between approximately 7:00am and 6:15pm. Unlike the former public house use, which generated vehicle movements intermittently and largely outside peak commuter periods, a nursery creates concentrated traffic at predictable times each weekday. This is likely to result in a substantial increase in vehicle movements during the morning and afternoon periods, with numerous parents and carers arriving within relatively short time windows to drop off and collect children. The application appears to underestimate the scale of this change. While a public house use generated some parking demand, many customers arrived on foot or remained on site for extended periods. In contrast, a nursery creates a continuous pattern of short-duration vehicle movements, stopping, turning, waiting and parking throughout the working week. The transport impacts of these two uses are not directly comparable. I am also concerned that the proposed parking provision is inadequate. The application indicates parking for only a very limited number of staff vehicles, despite a nursery of	

indicates parking for only a very limited number of staff vehicles, despite a nursery of this size potentially requiring a significant workforce (I would estimate around 15 members of staff?). Any staff unable to park on site would be likely to park on surrounding residential streets, adding further pressure to an already constrained parking environment.

Of particular concern is the safety of children, parents, pedestrians and local residents. Vehicle speeds on Nabbs Lane can be high and the road is not subject to a 20mph speed limit (which was erroneously mentioned in the planning document). The combination of increased traffic, frequent drop-off and pick-up activity, reversing vehicles, informal parking and pedestrian movements involving young children creates the potential for significant road safety risks. In my view, these risks cannot simply be addressed through planning conditions.

The applicant states that impacts associated with traffic can be appropriately managed through conditions where necessary. However, conditions cannot create additional parking spaces, prevent parents from parking on surrounding roads, or fully mitigate the cumulative impact arising from a second nursery serving the same area. The existing parking and traffic problems demonstrate that this location is already under pressure and the proposal would exacerbate those issues. Local residents are having to apply for residential parking to be installed and enforced through Highways - unfortunately, it's likely that parents/carers would park in these residential bays regardless, as they are loading and unloading children for short durations. The existence of planning for residential permits should be enough of an indication that parking is a serious current and unmitigated issue for residents, and this change of use will seriously exacerbate these pressures and frustrations.

While I acknowledge that the loss of the public house may reduce some late-evening noise and activity, this must be balanced against the significant increase in weekday traffic volume, parking demand, vehicle noise and disturbance associated with daily nursery operations. The proposal would therefore have an adverse impact on neighbouring residents and on the safe operation of the local highway network.

For these reasons, I believe the application fails to adequately demonstrate that the surrounding road network and parking arrangements can safely accommodate the scale of development proposed, and I respectfully request that the application be refused.