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Application number: 2020/91279	
What is the application for?:	Change of use from dwelling (C3) to residential care accommodation (C2) and exte
Address of the site or building:	101, Reinwood Road, Quarmby, Huddersfield, HD3 4DW
Postcode:	N1 7GU

User comments

Type of comment: A general comment
As for boundary fencing changes we have no objection. As for a proposed change of use from Class C3 to C2 we have various concerns but stop short of objections as we don't have enough detail yet as to the nature of residential care or type of tenant to be housed in the property to form a clear view. We infer from the West Yorkshire Police comments that there are likely to be vulnerable young people housed at the property i.e. youth rehabilitation, safeguarding or care for this group in some form and they have specific questions about any likelihood that this will increase calls to them. We equally want to understand the risk of attracting antisocial or criminal behaviour to the property and its surroundings (however unintended by the occupants and applicants). Our key concerns centre on a) the risk of attracting antisocial behaviour or noise nuisance to neighbouring residents and b) the suitability of the housing of said tenants immediately opposite a very busy junior school drop off and pick up point. We seek answers to all of the specific questions raised by West Yorkshire Police in their bulleted list, in order to determine our level of consent or objection to the proposed change of use. In addition we ask whether the facility will be staffed full time or part time only by supervisory staff, and what their roles are (social worker, forster carer etc.) and if a private entity or public servants. We additionally question if the safety of the pupils of the primary school has been considered? Has Reinwood Junior and infants school been consulted in this phase? The gated woodland immediately opposite the property would be an attractive place to loiter when open or easily tresspass after hours, and this borders on at least 10-15 residential properties that could be affected by associated noise. Any littering of dangerous items e.g. glass or sharps in this space would be a serious health and safety risk to children who use it daily. We look forward to being constructively engaged in the proposal process to work towards everyone's satisfaction. Kind regards, a neighbouring resident.