

About the application

Application number: 2025/90273	
What is the application for?:	Change of use of dwelling (C3) to children's residential home (C2)
Address of the site or building:	21, Delves Wood Road, Beaumont Park, Huddersfield, HD4 7AS
Postcode:	HD2 2HH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
In accordance with my rights under Article 17 of the GDPR (right to erasure) and Article 21 (right to object) please remove my full name, house number, phone number and any other information that could identify me or my property from the published version of this comment. I agree to you publishing my postcode and name of the street only and the following comment: Dear Sir/Madam, I am writing to formally object to planning application 2025/90273, concerning the proposed change of use to Class C2 at 21 Delves Wood Road, HD4 7AS. I am a resident of Delves Wood Road and have serious concerns about the potential impact of this development on the character, safety, and suitability of our residential area. My objections are based on the following grounds: 1. Change of Character and Increased Traffic/Footfall: - This is a quiet, low-crime, and exclusively residential area. I moved here specifically for these qualities. - The proposed change to Class C2 use will significantly alter the nature of the area, attracting a higher concentration of vehicles and increased footfall, disrupting the peaceful residential environment. 2. Concerns for Resident Safety and Vulnerability: - The proposed development will house individuals with complex care needs, including those with histories of drug or alcohol use and exposure to crime. - I am deeply concerned about the potential impact on the safety and well-being of the vulnerable residents in this area, including the elderly and the children. - The introduction of residents with these complex needs poses a risk to the existing peaceful environment.	

3. Proximity to Woodland and Security Concerns:

- The property is adjacent to a woodland area, providing easy and unnoticed escape routes for residents who may leave the premises without authorisation (AWOL).
- This poses a significant security risk to all nearby residents, particularly those whose properties border the woodland.

4. Potential for Disturbance from Inappropriate Language:

- Given the complex needs of the potential residents, there is a possibility of increased use of swearing and vulgar language.
- This could significantly impact the quiet enjoyment of neighbouring properties, particularly during nighttime hours, and create a distressing environment for families with children.

5. Lack of Sunlight and Suitability:

- The property's proximity to tall trees results in limited direct sunlight.
- While other residents have the option to seek sunlight elsewhere, individuals residing in the proposed care home may need to be confined, making this location unsuitable for their well-being.

6. Safety Concerns from Woodland Trees:

- The trees bordering the woodland already pose a risk to residents due to falling branches.
- Placing vulnerable individuals in this location, without them having a choice, raises ethical concerns about their safety and well-being.

7. Access and Winter Conditions:

- Delves Wood Road is not on a gritting route, and snow ploughing is infrequent.
- This will create significant access difficulties for personnel, transport for residents, and emergency services during winter months.

I urge the Kirklees Council Planning Department to carefully consider these objections to application 2025/90273.

Please bear in mind there's also a covenant-related planning obstruction here:

- The restrictive covenant attached to this property explicitly states that the land is to be used for residential purposes only.
- The proposed use as a commercial care home, while involving residents, fundamentally contradicts the intended residential nature of the property and violates the covenant.

Thank you for your time and consideration.

Sincerely,

Resident of Delves Wood Road