

Address: 48 AND 48A Stile Common Road Huddersfield hd4 6de

About the application

Application number: 2025/90453	
What is the application for?:	Erection of 2 dwellings for student accommodation and emergency housing
Address of the site or building:	46, Stile Common Road, Primrose Hill, Huddersfield, HD4 6DE
Postcode:	HD4 6DE

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>Planning permissions 2018/90644 and 2018/93810 both granted consent for student accommodation only. Importantly, Condition 11 of the original 2018 approval expressly restricted the use of the dwellings to students enrolled in higher education institutions in Kirklees, and specifically prohibited use under Class C3 (dwellinghouses) or any other use.</p> <p>The current proposal introduces emergency housing, which is not compatible with the use originally granted. This constitutes a material change of use It is therefore contrary to both the original consent and the proper planning process.</p> <p>This site lies within a Coal Authority High Risk Area. The original permissions were subject to stringent conditions due to the presence of shallow coal seams and the requirement for mitigation of ground gas and subsidence risks. Under application 2019/90126, the developer was only permitted to proceed after detailed intrusive investigations, gas protection measures, and validation reports were reviewed and discharged by the Local Planning Authority.</p> <p>The current application proposes a significantly different use, involving potential occupation by vulnerable individuals, including children and those at risk. This represents a more sensitive end-use under current environmental safety guidance (e.g. BS8485:2019, CIRIA C665). However, no new coal mining or ground gas assessment has been submitted.</p> <p>It is not acceptable to re purpose the site without re-evaluation of these risks for the new intended occupancy type. Approving the development under these circumstances could contravene national guidance on building safety in former coalfield areas.</p> <p>The applicant has stated on the application form that the change of use began on 08/08/2021, significantly prior to the submission of the current application in early 2025. This renders the proposal retrospective and suggests that works may have commenced without authorization.</p>	

commenced without authorization.

The approved layout and scale of the dwellings were designed specifically for occupation by students. The proposed change introduces a different residential model, potentially involving families, young children, and individuals with support needs.

The development:

Will result in higher occupancy rates than intended

Has limited internal and external amenity space and parking

Provides no dedicated communal or management facilities, increasing the risk to tenants in the neighboring properties.

The result is likely to be overintensification of the use, which could adversely affect neighbouring amenity, cause nuisance and danger to the young occupants of 48 and 48A and result in noise, disturbance, and reduced privacy for both existing residents and future occupants. Furthermore, the parking facility for this development is nowhere near sufficient. Even in construction, the developer has parked on our premises repeatedly, blocking access for tenants and causing significant stress for us and complaints from tenants. We fail to see how this has been mitigated in any capacity, especially given the change of use indicates vehicular access would be required to an even greater extent than in development, wherein the developer trespassed on our parking areas to park vans.

This is contrary to the Kirklees Local Plan Policy PLP24, which requires development to secure a good standard of amenity for all. The original permissions were granted with only four off-street parking spaces, justified by the assumption that students would not typically require cars.

Emergency housing or general residential use is likely to:

Involve a broader range of residents, including families

Require visits from support staff, social workers, or transport providers

No updated parking assessment or traffic management plan has been submitted. This will lead to additional on-street parking in areas where not allowed, blocking of bus transport routes and would put pressure on Stile Common Road as a whole, impacting highway safety and pedestrian accessibility on 48 and 48A. We have noted that buses have regularly been blocked on this road.

The application lists the proposal as a combination of “student accommodation and emergency housing,” without providing any detail on how this hybrid model would be managed. The accommodation schedule lists the units under “Other” with repeated entries, casting doubt on the accuracy of the information provided.

In the absence of a management plan or operational strategy, the proposal cannot be properly assessed for its impact on the character of the area, amenity, or

Infrastructure.

This application is fundamentally flawed in process and substance. It represents a material change of use from what has previously been approved, with both use cases being entirely incompatible. It lacks appropriate risk assessments, particularly for coal mining hazards. It also presents inconsistencies in its design, with multiple conflicting applications, purposes, and documentation that make a fair and transparent evaluation impractical.

For the reasons outlined above, and in accordance with local and national planning policy, we respectfully request that planning permission be refused.