

Consultee Comments for Planning Application 2025/90453

Application Summary

Application Number: 2025/90453

Address: 46 Stile Common Road, Primrose Hill, Huddersfield, HD4 6DE

Proposal: Erection of 2 dwellings for student accommodation and emergency housing

Case Officer: Danielle Cooper

Consultee Details

Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police

Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ

On behalf of: West Yorkshire Police

Comments

Thank you for your request for consultation on the above application. The comments are made with the intention of reducing opportunities for future crime and antisocial activity which addresses our collective responsibilities outlined in Section 17 of the Crime and Disorder Act 1998, by creating safe and secure developments where people will want to reside, visit, or work.

The recommendations are supported by the following guidance:

NPPF National Planning Policy Framework (Section 8. Promoting healthy and safe communities) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Kirklees Council Planning and development policy

<https://www.kirklees.gov.uk/beta/planning-and-development.aspx>

Kirklees Development Plan <https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>

Home Office 'Safer Places – The Planning System and Crime Prevention'

<https://assets.publishing.service.gov.uk/media/5a790c2040f0b679c0a081de/147627.pdf>

Secured by Design www.securedbydesign.com

Crime Prevention Through Environmental Design (CPTED)

This advice is given as a view as to what measures might reduce the risk of crime; there can be no guarantee that the recommendations/ concerns will prevent crime.

Before any measures are implemented you are advised to consider current Health and Safety Legislation, Planning Permission and consult with your local Fire Safety Officer or any statutory body that may require notification or consultation.

Proposed uses

As for the new proposed uses of the site, I have concerns about the compatibility of these.

No information has been provided as to how the emergency housing would be managed and whether it is intended for a part or all of the property should the need arise.

There is no information in relation to security measures, staffing levels, resident vetting, proposed occupants for the emergency housing, their potential vulnerabilities/dependencies, length of stay, etc.

Drawing UD-498 does not show any subdivision lines at the front or rear of the building. Shared front and rear areas are unacceptable should one part of the site be occupied by students and the other by residents requiring emergency housing.

In addition, a previous planning application for this site was granted conditionally, one of the provisions stipulating as follows:

“7. The accommodation hereby permitted shall be occupied by students only, defined as persons whose main residence is elsewhere and who are enrolled on recognised fulltime courses at one of the higher educational establishments in the borough of Kirklees only and for no other purpose (including any other purpose in Class C3 and C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification). Reason: In the interest of Highway Safety and Efficiency, as the dwellings are considered to provide insufficient parking for general market housing, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.” 2018/93810 refers.

Using part of the site for emergency housing would also exacerbate the existing parking issues. As identified above, the parking provision is insufficient. Should the site be staffed- as it should, to ensure the residents’ safety- and visited by various professionals, this will create further conflict with the local community. I note objections have already been raised by some residents to this, de facto, proposed change of use.

As per 'Safer Places – The Planning System and Crime Prevention' (Home Office 2004), the current proposal does not appear to fulfil at least 2 of the 7 attributes of sustainable communities: Structure designed to avoid conflict between various uses and Physical protection incorporating well-designed security features. There is no information as to how management and maintenance would be achieved either.

West Yorkshire Police DO NOT SUPPORT this application in its current form due to the concerns highlighted above and insufficient information provided by the applicant.

We respectfully request that it is refused.

Kind regards,

Agnes

Agnieszka Boryn
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