

Search application details

Application number: 2025/92297	
What is the application for?:	Certificate of lawfulness for proposed change of use from dwelling (use class C3
Address of the site or building:	102, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Postcode:	HD2 1PW

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Application Number: 2025/CLD/92297/W</p> <p>Objections to the Proposed Change of Classification from C3 to C2</p> <p>I understand the need to specify the type of children's home in the application. However, research indicates that outsourcing children's care to for-profit companies is associated with lower Ofsted ratings . Given that the applicants' primary business interests appear to be in real estate, this application falls within the category of for-profit outsourcing. Consequently, it warrants thorough scrutiny rather than being assessed based on applications from unrelated businesses.</p> <p>I object to the proposed change of classification from C3 to C2 for the following reasons:</p> <p>Deed of Covenant Restriction</p> <p>The properties on Woodland Glade are subject to a deed of covenant stipulating that they may only be used for residential purposes. A change to C2 classification would result in the property being used as a business, which is not permitted under this covenant. The local planning authority should verify this restriction with the relevant documentation.</p> <p>Inadequate Parking Provision</p> <p>The property's driveway is approximately 3 metres wide by 8 metres long, originally designed to accommodate two cars. However, as car sizes have increased significantly over the past 30 years since the houses were built, it is no longer feasible to park two average-sized hatchbacks (typically over 4 metres long) without obstructing the pavement. In the 15 years I have resided on the estate, the property has consistently accommodated only one car, including during the current owner/applicant's occupancy. This suggests the parking provision is insufficient for the proposed use, which would likely involve multiple staff and visitors. Additionally, the property is located at the end of a cul-de-sac, where on-street parking is limited. This area serves as a turning circle for council waste vehicles, and increased parking would restrict their access, posing a safety and operational concern.</p> <p>Demolition Operation and Misleading Website</p>	

Premature Operation and Misleading Website

The application states that the proposed use has not yet commenced. However, an active website advertises the property as a children's home named "The Squirrels." The company and website were registered in October 2024, suggesting the applicants view this application as a formality. Furthermore, a previous planning application (2023/62/90936/W), which was rejected, referred to the property as "The Squirrels" in its elevation drawings. This indicates the applicants have been planning to convert the property into a children's home for an extended period, potentially undermining the transparency of this application.

Incompatible Staffing Arrangements

The applicant states that two support staff will be present at all times, with a manager on-site during office hours. As the staff would operate on a 24-hour shift basis, frequent changeovers are likely, potentially at unsociable hours. This contradicts the applicant's claim that arrival and departure patterns would resemble those of a typical family home, as such patterns would likely cause disruption to the residential character of the area.

Misleading Information on the Applicant's Website

The applicant's website contains potentially misleading information:

Access to Amenities: The website claims that residents of the children's home will have access to facilities at the Woodland Glade Leisure Complex. However, these facilities are restricted to adult members, and staff, who are not residents, would only be considered guests. Guests must be signed in by an adult member, which would prevent the children from accessing these amenities. The Woodland Glade board should be consulted to confirm these restrictions.

Ofsted Registration: The website claims the company is a registered Ofsted provider. However, a search of the Ofsted website reveals no registration under the company's or owner's name. This discrepancy raises concerns about the accuracy of the applicant's representations.

Conclusion

Based on the above concerns—legal restrictions, inadequate parking, premature operational steps, incompatible staffing patterns, and misleading information—I urge the planning authority to refuse the proposed change of classification from C3 to C2. A detailed review of the application, including verification of the deed of covenant, parking constraints, and the applicant's representations, is essential to protect the residential character of Woodland Glade and ensure compliance with planning regulations.