

Search application details

Application number: 2025/CLD/92297/W	
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>I am writing to strongly place my objections to the above planning application for the change of use of 102 Redwood Drive to a commercial purpose i.e. a Children's Home. My objections are as follows:</p> <p>1. Loss of Residential Character</p> <p>Woodland glade is particularly unique residential area that is family and community orientated. If this commercial use was to be allowed it would fully alter the residential nature of the area. Due to the character of the area the proposed changes would be completely inappropriate and threaten the integrity of our close community. The fact there is currently a shortage of family homes, such as the property requesting to change its purpose, means that by changing this property to commercial use means you are adding to the housing shortage for families.</p> <p>2. Traffic and Parking</p> <p>The proposal suggests that there will be no impact to traffic and parking. This is categorically untrue as the property only has off road parking for one car (not two as suggested in the proposal). There will also be far more traffic than that of a typical family home, as not only will the site have staff coming and going but will also have deliveries and outside agencies such a social workers attending regularly too as well as the cars of other visitors and relatives (of whom could be abusers of the children themselves) etc. There will also be regular taxis and vehicles used for school pickups and drop offs. The road around the property will become saturated with parked cars and as this area is actually meant to be used as a turning space for rubbish trucks and gritters this will be very problematic to the current residents and council vehicles. This area is not designed to turn into a 'car park' which is what is will become. As well as this in terms of traffic, there will not only be an increase due to these vehicles but due to the location of the home, all of this traffic will have to pass through the entire estate as the home is at the end of an area which is actually a cul de sac in nature as there is only one way in and out of the estate. This will impact every single resident as there will be more passing traffic, some of which will be at unsocial hours due to the timing nature of the shifts worked by staff</p>	

nature of the shifts worked by staff.

3. Noise and Anti-Social Behaviour

My main concern as a resident will be that of an increase in noise and anti-social behaviour. We have seen from previous issues at other local homes that housing vulnerable children become a magnet for 'groomers'. As this home and its precise address have been advertised all over the internet as a place housing such children, we are even more concerned. This is a HUGE safeguarding issue and not only impacts the safety of current local children, but also the safety of any children who could be potentially housed here.

Whilst the opening of a home in St Thomas Gardens has been used as a reason to allow for this change of use by the applicant, personally I believe this is a reason to reject as there is already a home in the area, meaning there is no need for another as the need is met. As well as this, adding more of such a home to the area will cause it to become a further magnet for 'grooming gangs' and county lines activity. Such activities have been evident and highly publicised at another local home

As a parent of young children, this is a huge concern to me.

The increase in the number of those within the property is undeniably going to cause an increase in noise and will be disruptive to the neighbouring homes which surround the property. This property is not private and is actually fairly open and overlooked so therefore this will be a huge concern as it overlooks other neighbouring properties this will impact upon the privacy of these resident too. The home will also be located right by Penine Business Park which has busy traffic which is unsafe for vulnerable children to reside next to. The business park is also an area already known for unsavoury behaviour

It would be wrong to place these children next to an area that they could easily access.

4. Legally Binding Deed of Covenant

I would also like to point out that the property is subject to a deed of covenant that categorically prohibits its primary use for business or commercial purposes. This states "that nothing shall at any time be done on the property of any part of the estate that shall be or become a nuisance, annoyance or injury to any part of the estate or its occupiers". This was put in place to protect the residential nature and the character of the area and the proposal goes against all of what is stated above as already before this has even been looked at, the proposal has caused a great amount of unrest and upset in our community. Whilst I am aware that this is a sperate matter, by approving this proposal you as the planning department would effectively be supporting a direct breach of covenant, this will expose the applicant to legal action and would undermine the integrity of existing property protections.

5. Future Planning Precedent and Public Confidence

By approving this you will create unnecessary disputes between neighbours and will undermine all public confidences in the planning system and the legally binding protections that have been put in place to stop such things happening.

For all these above reasons, I desperately ask that the council to refuse this application in the strongest of terms. The application made is not only contrary to private legal restrictions, but also harmful to the established residential character, peace, and amenity of the local area.