

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
I object to the planning application for a change of use of 102 Redwood Drive from a dwelling (use class C3) to residential care home (use class C2) on the following grounds: 1. Safeguarding of children and vulnerable adults Child exploitation levels in Ashbrow Ward are amongst the highest in Kirklees. Another children's home will provide greater opportunity for further exploitation. Opposite the property is a turning point in the cul-de-sac which is regularly used by members of the public for illegal drug taking and sexual activity. Residents and the local Neighbourhood Watch team have already reported this to the authorities on several occasions. This is not a good environment to guarantee the safeguarding of children in care. Children's homes attract groomers who loiter to entrap vulnerable teenagers for sexual exploitation (especially girls but also boys). With drug use already taking place withing 20 metres of the property, the cared for children will be at increased risk of becoming drug takers or dealers. The location at the end of a cul-de-sac with footpaths to the nearby business park and woods provide an increased risk of the cared for children to go missing, jeopardising their safety and well-being. The location and address of the proposed children's home have already been advertised on the Templar Hive website. This clearly demonstrates a lack of care and understanding over safeguarding issues. Woodland Glade estate provides a safe home for a large number of vulnerable elderly people as well as families with young children and grandchildren. Their safeguarding will be impacted by the presence of children in care who are so significantly damaged that they cannot be fostered or adopted. 2. Traffic and highways safety With this property being the last house in a cul-de-sac at the end of the estate, all traffic associated with it will have to pass through the whole estate. Increased traffic and parking pressures as a result of: • Additional traffic from staff, police, ambulances, social workers, professionals, taxis,	

etc;

- Multiple cars doing school and appointment pick-ups and drop offs;
- The property is located at the end of a cul-de-sac with insufficient off-road parking for 3 members of staff as well as visitors to the property;
- Residents have already raised safety concerns about the speed of non-resident drivers such as delivery drivers pose and the risk to young children and pets. They seem to think the cul-de-sac is a race track;
- A few months ago, a deer was fatally wounded when it was accidentally hit by a driver.

3. Noise and disturbance

A neighbour who has experience of working in children's homes has said in her experience that the cared for children will be significantly noisier than normal, often shouting and swearing.

Staff changeovers at night will cause additional disruption to neighbouring houses. Excessive noise can negatively affect neighbours' mental health, disrupt their daily lives, and impair their ability to concentrate.

Analysis of Ofsted data by the Guardian and BBC in 2022 signals that children's homes operated by profit-making firms had a disproportionately higher number of police callouts compared with those of not-for-profit providers.

4. Loss of privacy

Each residential dwelling on the estate currently pays a mandatory annual fee of over £600 to live in an 'exclusive' estate.

Redwood Drive was converted into a cul-de-sac to reduce traffic and ensure the privacy of the residents a number of years ago.

By enabling 102 Redwood Drive to become a children's home, the council will be encouraging non-residents to drive into the estate, removing our privacy.

5. Detrimental amenity impact

Woodland Glade is an area known for its tranquillity. The surrounding woods provide an ideal environment for young families to walk peacefully, dog owners to walk their pets, and provides a safe environment for local wildlife, including families of deer. Converting 102 Redwood Drive into a children's home business will detrimentally impact the character of the estate as a result of:

- Family visits including from family members who may have abused the child resident;
- Increasing thefts from homes, including vehicles and pets;
- Graffiti and vandalism of property including arson;
- Violent behaviour;
- Suicide and self-harming;
- Openly taking drugs;
- Trading drugs;
- Young people carrying knives and other offensive weapons;
- Groups of teenagers hanging around causing nuisance and displaying threatening behaviour to long standing residents.

6. Deed of covenant

There is a deed of covenant restricting residential homes on the Woodland Glade estate from being used for business purposes.

The deed of covenant has two sections that would contravene the opening of a care

home, these are:

- “Not to carry out any trade or business on the property or in on or from the dwelling erected thereon”;
- “To ensure that nothing shall at any time be done on the property or any part of the estate that shall be or become a nuisance annoyance or injury to any part of the estate or its occupiers”.

Please refer to items 1 to 5 above which outline how a children’s home business will be a nuisance and annoyance to the occupants of the estate, and could will lead to injury of property and occupants of the estate.

Summary

Placing a children's home in our quiet residential area is not appropriate and will negatively impact the quality of life for current residents.

I am concerned about the increase in traffic, noise and overall disruption that such a facility will bring.

The children’s home will reduce residential amenity for existing residents through additional activity which is above what is reasonably expected within an established residential area.

I would prefer that these children were cared for and properly supported in children’s homes that are owned and managed by the council, not private businesses run for profit.