

## 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>To Whom It May Concern,</p> <p>Subject: Objection to Planning Application for Change of Use from C3 to C2 – Proposed Children’s Home at Woodland Glade- 2025/CLD/92297/W</p> <p>I am writing to formally object to the planning application proposing the change of use of a residential property within Woodland Glade from Class C3 (private dwelling) to Class C2 (residential institution) for the purpose of operating a private children’s care home for children aged 7–14.</p> <p>1. Woodland Glade – A Family-Focused Community Woodland Glade is, and has always been, a family-focused estate, designed to provide a peaceful and safe environment for children and families. The introduction of a business operation such as a children’s care home will inevitably alter the dynamic of the estate, bringing increased traffic, disruption, and safeguarding concerns that are incompatible with the character of the area.</p> <p>2. Breach of Deed of Covenant All residents are bound by a deed of covenant which clearly states: “No business shall be carried out from the property and the primary use shall remain as a private residential dwelling.”</p> <p>The proposed change of use constitutes a business operation, involving multiple staff, external agencies, and shift work. This directly contravenes the covenant and undermines the legal agreement signed by all homeowners. The covenant also includes a clause to: “Ensure that nothing shall at any time be done on the property to become a nuisance or annoyance or injury to any part of the estate or its occupiers.”</p> <p>The proposed use risks breaching this clause due to the nature of the activities and the</p>	

The proposed use risks breaching this clause due to the nature of the activities and the potential for disruption.

### 3. Personal Experience and Safeguarding Concerns

I speak from personal experience. My own adopted daughter was placed in a similar residential care home due to extreme behavioural challenges. It was jointly decided by the police, social care, and our family that her needs exceeded what could be safely managed in a private dwelling. She required a team of professionals around her to ensure her safety and wellbeing.

These homes often attract individuals seeking to exploit vulnerable children, including:

Groomers and county lines recruiters

Abusive family members visiting

Groups of teens loitering, leading to antisocial behaviour

The expectation placed on these children to meet behavioural standards in a quiet residential setting is often unrealistic and can lead to feelings of failure, damaging their self-confidence and sense of worth. Woodland Glade would not serve these children well—it would do them a disservice.

### 4. Traffic, Parking, and Emergency Access

The property is located at the end of the estate, meaning all traffic must pass through the entire estate. The proposed use will significantly increase traffic from:

Social care staff and shift workers

Emergency services (police, ambulance)

Youth offending and engagement teams

Visiting family members

This will lead to congestion, parking issues, and road safety concerns, especially for children walking to local schools who must pass the property daily. The property does not have sufficient on-site parking to accommodate staff and visitors, leading to overspill onto narrow residential roads.

### 5. Impact on Residential Amenity

The proposed use is likely to result in:

Noise and disturbance at unsociable hours

Increased risk of theft or property damage

Antisocial behaviour, including open drug use and underage vaping

Emotional distress for neighbours due to violent outbursts, self-harm, or suicide attempts

These are not speculative concerns—they are based on lived experience and professional knowledge of the sector.

In conclusion, we respectfully urge the planning authority to refuse this application on the grounds of:

Breach of legally binding covenants

Significant traffic and safety concerns

Incompatibility with the residential character of Woodland Glade

Serious safeguarding risks to both residents and vulnerable children

We trust that the planning committee will give due weight to these concerns and uphold the integrity of our community.

Yours faithfully,

HD2 1JQ

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