



Application Number: 2025/CLD/92297/W

## Objections to the Proposed Change of Classification from C3 to C2

While we appreciate the need for residential children homes we strongly feel that this unique estate / community is not the correct place for such businesses.

We object to the proposed change of classification from C3 to C2 for the following reasons:

**Deed of Covenant Restriction** - 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.

**Detrimental Impact on Neighbouring Amenity** – Woodland Glade is a unique estate, I believe one of only two in the country! We are a close-knit community which we feel very lucky to be a part of. Research conducted to similar business verify that the proposed change to this property would detrimentally affect – theft, graffiti, vandalism, anti social behaviour, violent behaviour, drugs, safeguarding concerns to name a few.

**Inadequate Parking Provision** - The property's driveway is designed to accommodate two cars. However, as car sizes have increased significantly the driveway only comfortably accommodates one car. 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.

**Unsociable Hours** - 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.

**Conclusion** - legal restrictions, inadequate parking, premature operational steps, incompatible staffing patterns, and most importantly detrimental impact to neighbouring amenity. 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 requirements.