

Address: 15 Miramar Huddersfield HD21NA

Search application details

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| 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

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
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I, being a resident of the Woodland Glade Residential Development since 1992, object to the Planning Application submitted.

As a resident I am legally bound by a Deed of Covenant signed by every householder owning a property on the estate. My main legal obligation, amongst many other requirements within the Covenant, is that I am contracted to pay a monthly management fee which ensures the continued running and upkeep of the buildings and facilities available exclusively to Woodland Glade Residents.

Also within the Deed of Covenant there is a stipulation restricting residential homes on our estate 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”

If this Planning application succeeded then there would be a clear breach of the Contract held between the Management Company and all householder stakeholders and therefore I would consider myself under no obligation to continue paying obligatory Company Management fees. Other Stakeholders similar actions would quickly result in the demise of the Woodland Glade Management Company Development. It being unable to fund and operate as it has done for around 35 years.

I understand the applicant is already advertising their plans online as being available and offering interested parties complete access to all Woodland Glade facilities. In my opinion, not only is this very presumptuous but also fraudulently misleading given the possible outcome of any such planning application being successful. Currently only residents can use facilities or sign in resident supervised under age children to use the facilities. This proposal would contravene another Management Company Deed of Covenant restriction.

Rightfully there is no precedent set to rule in favour of this application and can be no justification to approve it, opening a minefield affecting over 280 households. Kirklees currently benefits from the Woodland Glade unique development attracting people from outside the area and offering a facility unavailable in other local district Councils. The Council should be looking after all prized assets and refuse planning permission in this instance.