

Address: 15 Miramar Huddersfield Hd21na

### 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?	No
<p>I object to this planning application. This application to change use to a care home status should not be granted for many reasons.</p> <p>The potential impact of granting a change of use for a house on this development that has a legal covenant in place would have a drastic legal / legislative impact on all properties within the legal boundaries of the woodland glade management company.</p> <p>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.</p> <p>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”</p> <p>“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”</p> <p>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.</p> <p>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</p>	

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.

In addition to the above legal legislative impact, the change of use to a 'care home' within this residential area would have significant negative impact to surrounding residents.

The change of use to 'care home' status, in this instance could result in nuisance to neighbouring properties, additional crime associated with care home facilities, but most importantly, a change of use in this instance should be viewed by the planning department as a 'money making' scheme by the owner rather than a beneficial service to the area.