

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?	<input checked="" type="checkbox"/> Yes
<p>I am writing to formally object to the planning application at 102 Redwood Drive. (2025/CLD/92297/W). As someone who has worked in education for over 40 years, I understand the need for vulnerable children to be looked after appropriately but wish to raise serious concerns regarding the planning proposals for the change of use of this family home into a children's care home.</p> <p>Effect on the character of the area - Through my vocation I am fully aware of the reasons children are in care and fully understand, and have experienced, the challenging children that will be placed in such a care home. It is very likely that they have tried to be accommodated in the care system in a variety of ways before they are placed in such a care home. They may also be placed from out of area to be removed from dangerous / criminal backgrounds such as county lines drugs, grooming, sexual abuse or violence for example.</p> <p>The area the proposed care home is located contains predominantly young families or elderly residents. The troubled backgrounds that some of these children may come from does not align with the local area and may directly or indirectly lead to crime / conflict due to antisocial behaviour from either the residents of the care home or those associated with such residents. This would have a direct impact on the current character of the area. I understand the need for safeguarding children in care but suggest that little if any consideration has been taken to safeguarding the children, grand children and elderly residents on Woodland Glade estate.</p> <p>All houses on the Woodland Glade estate have signed a Deed of Covenant upon purchasing their property which states;</p> <p>"Not to carry out any trade or business on the property 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 occupiers."</p> <p>The planning application is in obvious contravention of such a covenant, and this should be considered when you are making a decision about the effect such a change of use would have on the character of the area.</p> <p>Impact on highway safety and traffic - The Care home would require multiple daily traffic movements to and from the property due to the requirement of 24-hour staffing</p>	

traffic movements to and from the property due to the requirement of 24-hour staffing shifts. Traffic would have to travel the full length of Redwood Drive when entering / exiting. This would lead to far more traffic movements than a conventional family home and would lead to increased road safety risks and congestion.

The facility would also require multiple external agency visits on a daily / weekly basis including law enforcement, healthcare, social workers, school transport to mention a few. Again, this would lead to far more traffic movements than a conventional family home and would lead to increased road safety risks and congestion.

The house has a driveway with capacity for two cars. The facility would require visitor / staff cars to be parked on the road. That part of Redwood Drive is used by many pupils walking to All Saints School as well as a turning place for large vehicles such as bin wagons, lorries, etc. Additional congestion could lead to the blocking of the turning place or dangers to pedestrians exiting the top of Redwood Drive.

Noise, disturbance and odour - The increased traffic would have a direct impact with noise disturbance on and close to the property due to the 24-hour staffing and multi agency requirements including cars starting and stopping, car door slamming at all hours of the day and night. Due to the nature of the children being accommodated in the home there may also be an increase in the noise from the property compared to a conventional residential property.