

Search application details

Application number: 2025/92297	
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

I wish to raise a number of concerns regarding this application and the potential impact on the community.

1. The conversion from a private residential property to business premises is not permitted under the terms of a deed of covenant, which is signed by all residents on the estate. Granting this application could pave the way for other properties being similarly converted, which would be detrimental to the current residential character of the estate.

2. A website advertising the proposed care home has already been produced and published online (www.templarhive.co.uk). Concerningly, the address of the property is included on the website. This would pose a serious safeguarding risk to any children in care, and demonstrates a lack of consideration or understanding on behalf of the applicant for serious safeguarding issues. This also advertises the property as one housing vulnerable young people who could be targets for grooming gangs or county lines drug recruitment. This would not only increase risk for the young people in the care home, but for the children of residents living on the estate.

3. The aforementioned website advertises 'access to exclusive estate leisure facilities', which it states will be supervised. The facilities are only available for use by adult members (residents) and guests, which would exclude staff members from the care home. Any access to the facilities by children from the care home would therefore not be supervised, which again poses a safeguarding risk both for the children themselves as well as children of current residents.

4. The location of the property (at the end of Redwood Drive) means that any vehicles accessing the property would have to drive the length of the estate. Given the regular staff rotations, along with visits from other professionals and visitors, this is likely to have a significant impact on traffic volume, and therefore noise, on the estate both during the day and also at unsociable hours. This is not in keeping with the established patterns of traffic at regular residential properties and would negatively affect current residents, especially those living in close proximity to the property in question. It would also result in a loss of privacy for residents and severely impact the residential nature and sense of community that is currently shared by those living on the estate.

In conclusion, I do not feel that the proposal is in keeping with the with the residential character of the estate. I have concerns regarding the legality of the venture given the deed of covenant that has been signed, and as a teacher who cares strongly about the safeguarding of children I do not believe that enough consideration has been paid to these issues (either for the proposed residents of the care home, or the children currently residing on the estate) for the reasons described above. I therefore object to the planning application and hope that my comments will be given full consideration when a decision is made.