

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?	Yes
<p>I am writing to formally object to the planning application. I fully understand the desperate need to supply appropriate accommodation for children in need, I believe that this application raises concerns which need to be addressed as part of this decision making.</p> <p>1. Serious safeguarding issues This estate is a private residential development that incurs a compulsory charge on every resident, which should it not be paid has a secondary charge to everyone's mortgage or sale of the property. Most residents choose to undertake that charge as part of living within this community. The centre is not available to non-residents and consequently is used by families as a 'safe haven' to bring very small children to older teenagers and beyond, where parents can socialise and ensure that their children are not going to encounter any undesirable activity or individuals. This will not be the case any more if this application is successful. This brings about a serious safeguarding issue as there are far too many opportunities for child abuse and exploitation to take place from what are only temporary residents.</p> <p>2. Unsuitability of location Introducing a property for institutional use will completely change the character of the area. It is designed for low impact family use and approving this for a professional business use of a Children's Home will undermine all of the good work to establish this as safe community for its residents.</p> <p>3. Traffic and Parking impact The property is at the end of Redwood Drive which is a road with only one access point. All staff and visitors will require them to drive through the whole estate to reach 102 Redwood Drive. A Children's Centre will inevitably involve a higher volume of traffic, which will increase road safety risks on a road not designed for this use. Furthermore your own planning department was party to sealing off the top end of Redwood Drive for this very reason a number of years ago when the business park was opened. The reason was to keep business traffic away from the domestic properties. It seems rather strange that planning would only a few years later approve a business from within the estate that would significantly increase said business traffic through the estate.</p>	

through the estate.

4. Over-intensification of use

Changing a property from a single household to a fully 24 hourly staffed residential institution represents a change and over-intensification of use that is well beyond what is reasonable in this location.

5. Misleading information on the Applicants web-site

The applicants website currently advertises that this children's home is fully functioning and ready to receive residents. This is grossly presumptuous and is a prematurity of operation. This raises significant questions regarding the compliance with the planning process, his honesty and consequently, and more disturbing, future adherence to conditions should this application be approved.

Further to this the website claims that they are registered with Ofsted. This appears not to be the case by visiting the Ofsted website. Once again questioning the accuracy of the applicants representations.

6. Precedent and continuity of application

The property formed part of a previous planning application and was refused by the planning department. (2023/62/90936/W) This was refused and I strongly suggest that this is repeated this time

7. Deed of Covenant Restriction

All properties on Woodland Glade are subject to a Deed of Covenant saying that they can only be used for residential purposes. A change to a C2 classification would result in the property being declared as a business, which contravenes the terms of this covenant. The local planning authority needs to adhere to this restriction by refusing this application, as they have in the past.

For these reasons I respectfully request that this planning application be refused