

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
I am writing to strongly object to the above planning application for the change of use of 102 Redwood Drive to a commercial purpose i.e. a Children's Home. My objections are as follows: 1. Lawful Use Certificate 2.2 Section 192(2) of the Town and Country Planning Act 1990 provides that uses are lawful if the Local Planning Authority is provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application. I believe that at the present time and with the minimal information provided by the applicants that the proposed change of use at 102 Redwood Drive is not lawful and should therefore be either withdrawn or differed by officers until such time as a judgement into the legal aspects of the application are resolved. The applicants are owners of other properties at Woodland Glade and have until recently been advertising on their website (Templar Hive Children's Homes) the location at 102 Redwood Drive, this has been recently revised to say, "Coming soon", statements regarding other Homes on the estate have been removed specifically, 1 Grantley Place. If this application is approved, then this will open the way for other properties on the estate to be used as Children's Homes in close proximity to each other which would totally change the character of what is at present a quiet residential area 2. Legally Binding Deed of Covenant The property is subject to a deed of covenant that prohibits its primary use for business or commercial purposes. This restriction remains legally binding and enforceable by neighbouring property owners, including myself. It was put in place to protect the residential character of the area and continues to serve that purpose. While I recognise that planning permission and covenants are legally separate, approving this application would effectively encourage a direct breach of covenant, exposing the applicant to legal action and undermining the integrity of existing property protections. 3. Loss of Residential Character The area is wholly residential in nature. Permitting a commercial use in this setting would be wholly inappropriate and would erode the quiet residential character that	

would be wholly inappropriate and would erode the quiet residential character that existing homeowners rely upon. Once commercial activity is allowed, it sets a precedent that threatens the integrity of the neighbourhood.

4. Noise and Anti-Social Behaviour

I am concerned that by granting this application, there will be an increase in noise and anti-social behaviour where there is already an issue with this at the top of Redwood Drive opposite the address where the application is for and also on Pennine Business Park where there is clear evidence of drug abuse. The applicant has openly advertised the address of the property the application relates to on the internet as being a 'Children's Home' already which will attract 'groomers' and 'sexual predators' to the area which happened at Copthorne House (also in Bradley, Huddersfield). This is of great concern to me as this puts young children at risk, as well as any other children on the estate. The planning application states that the applicant can't see any reason why it should not be successful as a property on St Thomas Gardens, Bradley, Huddersfield has successfully become a Children's Home. In my view, this is a reason not to have another Children's Home within the local vicinity as it will lead to a hotbed for the antisocial issues listed above and the presence of this current home means the needs of such a home in the area are therefore met.

5. Traffic and Parking Issues

There is a drive at the front of the house with enough room for one car. All other cars for staff, visiting social workers, other outside agencies, emergency services etc. will have to use on road parking which will affect other residents in close proximity to the address of application. There is a 'turnaround' opposite the property, which is supposed to be used for gritters/ refuse vehicles etc. to turnaround and not be used for parking purposes as suggested by the applicant. On top of this, there is only one way in/out of the estate meaning a higher volume of traffic on Redwood Drive which will impact ALL residents as this is the final home at the end of this road meaning any traffic to this address will have to pass the homes of all residents to access this proposed home.

6. Planning Precedent and Public Confidence

Approving a use which conflicts so clearly with private covenants risks creating unnecessary disputes between neighbours, while also undermining public confidence in both the planning system and local protections.

For these reasons, I urge the council to refuse this application in the strongest terms. The proposal is not only contrary to private legal restrictions, but also harmful to the established residential character, peace, and amenity of the local area.