

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>There is a Deed of Covenant currently in place for all properties that reside within the Woodland Glade Estate restricting the use of residential homes being used for business purposes. The Deed of Covenant has at least two statements (the wording of which may vary from deed to deed across the estate dependent upon which developer was involved in the original build process) that would appear to violate the application (Application Number 2025/CLD/92297/W) for a Certificate of lawfulness for proposed change of use from dwelling (use class C3) to residential care home (use class C2).</p> <p>1. "Not to carry out any trade or business on the property or in on or from the dwelling erected thereon" - This means that no business can be carried out from any property on the estate (whilst some residents do work from home (particularly since the pandemic / lock down) and conduct business from their property the primary use of their property is for residential use and predominantly reside within their property (i.e. the property is still primarily used as a family home for a single person or a single family (defined as a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other) and have not had to apply for planning to change the use of their home to conduct such business related activities. If the council fails to take this into consideration and allow the proposed application to be granted then I as a resident (or we as a closed community) will start the legal process to ensure that the Deed of Covenant is upheld and pursue all legal means at our disposal to ensure that this is enforced.</p> <p>2. "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" - The opening of a childrens care home on our estate would indeed appear to contravene this section as after some research into the adverse affects a childrens care home may have on neighbours and residents that could occur once this business starts to operate which would indeed become problematic and cause a nuisance and annoyance to all residents within the estate this list is not an exhaustive list and is not limited to the following various related issues pertaining to such residential institutions :-</p> <p>* Increased traffic and parking pressures</p>	

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- * Increased noise pollution
- * Increase in Police presence
- * Antisocial Behaviour (shouting, swearing, drug taking / trading, violence, public intoxication, physical assault, sexual assault, aggravated abuse, gang related activity, etc.)
- * Loitering of groups of children / teenagers around causing nuisance and displaying threatening behaviour to residents / neighbours
- * Increase in theft from properties and vehicles
- * Graffiti & vandalism
- * Increase in Arson (estate is surrounded by woodland and already suffers from arson related activities from groups of teenagers).
- * Grooming gangs and sexual exploitation of children (especially vulnerable children / those that suffer with neurodiversity / learning difficulties)
- * Animal theft and abuse
- * Violent behaviour
- * Prostitution / Sex trafficking
- * Drug dealing

As a long standing resident of the estate I vehemently object to this application being approved based on (but not limited to) the above reasons and objections as to why our close family community orientated estate is not the correct location for such a business to take place.