KIRKLEES COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39

REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Number: 2025/CL/92297/W

To: O Olutayo
Templar Hive Ltd
102, Redwood Drive
Bradley
Huddersfield
HD2 1PW

For: O OLUTAYO, TEMPLAR HIVE LTD

FIRST SCHEDULE CERTIFICATE OF LAWFULNESS FOR PROPOSED CHANGE OF USE FROM DWELLING (USE CLASS C3) TO RESIDENTIAL CARE HOME (USE CLASS C2)

SECOND SCHEDULE 102, Redwood Drive, Bradley, Huddersfield, HD2 1PW

KIRKLEES COUNCIL HEREBY REFUSES TO CERTIFY THAT ON 13-AUG-2025 THE USE DESCRIBED IN THE FIRST SCHEDULE THERETO IN RESPECT OF THE LAND SPECIFIED IN THE SECOND SCHEDULE HERETO AND EDGED RED ON THE SUBMITTED PLANS WOULD BE LAWFUL WITHIN THE MEANING OF SECTION 192 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), FOR THE FOLLOWING REASONS:

On the balance of probabilities, the occupation of the building at 102, Redwood Drive, Bradley, Huddersfield, HD2 1PW by 3 children aged 9-17 with care provided by staff, with 2 carers per shift working 3 shifts throughout a 24 hour period within the land in addition to visits from professionals within the land edged red on the submitted plan amounts to a material change of use from a Dwellinghouse (Class C3) to a Residential Institution (Class C2) as defined by the Use Classes Order 1987 (as amended).

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	PP-14064352v1		14th August 2025
Block plan	TQRQM25153113018007		14th August 2025
Management Plan			9th September 2025
Noise and Disturbance Policy	Templar Hive Children's Homes		12th September 2025
Safety and Security Policy	Templar Hive Children's Homes		12th September 2025
Neighbour and Community Engagement Policy	Templar Hive Children's Homes		12th September 2025
Visitor Management Policy	Templar Hive Children's Homes		12th September 2025
Parking Policy	Templar Hive Children's Homes		12th September 2025
Good Neighbourhood Charter	Templar Hive Children's Homes		12th September 2025
Supporting Statement			29th September 2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA - STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

If the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

NOTES:

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate of lawfulness of development, in whole or part (including any modification or substitution of the description of the use, operations or any other matter), s/he may appeal to the Secretary of State in accordance with Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended).
Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at the Planning Inspectorates website . Further information on the Planning Appeal process can be found online at the Planning Inspectorates website.

(2) This decision is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended)

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 14-Oct-2025

Signed: 

David Shepherd
Executive Director for Place

Address to which all communications should be sent:-

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL