About the application

Application number: 2025/92785	
What is the application for?:	Change of use of dwelling to children's care home facility
Address of the site or building:	90, Birchencliffe Hill Road, Lindley, Huddersfield, HD3 3NH
Postcode:	WF1 2TA

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I am writing as a local resident to formally object to the above planning application on the following grounds:

1. Discrepancy in Ownership Information
The Ownership Certificates and Agricultural Land Declaration submitted by the applicant state that the applicant is the sole owner of the land and has been for more than 21 days. However, the official Title Register lists as the registered owner.
Public records for IMS Care Group Ltd (as of 17/12/25) list as the Director and Person of Significant Control. does not appear to be an officer or person of significant control within the company. Given that the person named on the title register currently resides at the property, I request that the Council require evidence of ownership from the applicant to ensure the declaration is not false.
2. Inaccuracy of Submitted Plans
The location plans provided are factually incorrect. They fail to show the shared accessway with number 88 Birchencliffe Hill Road. Furthermore, the driveway entrance is adjacent to that of numbers 98-102 Birchencliffe Hill Road which is not shown on the site plan. These omissions are significant as they mask the potential impact for existing residents.
3. Failure to Comply with Statutory Publicity Requirements
The applicant has failed to display site notices in accordance with the Town and Country Planning (Development Management Procedure) Order 2015. As no adequate notices have been visible, many local residents remain unaware of the proposal. This lack of transparency undermines the statutory right of the community to be informed and engage in the planning process.
4. Inadequate and Contradictory Staffing Information
The application documentation contains contradictions regarding staffing levels. Without accurate staffing data, it is impossible to properly assess the impact on local parking, noise, and intensity of use.
The application documentation states that there will be 2 full-time staff and 4 part-time staff (which equates to 4 full-time staff). The design and access statement says that they will be working shifts that are 8 hours in length. The management plan then states that staff will work 24 hours shifts, which is contradictory to the information shared in the design and access statement.
The design and access statement also states that there will be 2 staff working at all times.
2 (staff) x 24 (hours per day) x 7 (days per week) = 336 staff hours per week required
With the staffing levels stated on the application form, this would require 4 full-time members of staff to work 84 hours per week each. This significant under calculation of staffing levels presents significant safeguarding risk to both the children in the home's care and the wider community.