

About the application

Application number: 2025/92913	
What is the application for?:	Change of use of dwelling (Use Class C3) for provision of education hall or meeti
Address of the site or building:	393, Bradford Road, Fartown, Huddersfield, HD2 2QY
Postcode:	HD2 2QY

User comments

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

I write to formally OBJECT to the above planning application. During the recent Ramadan period in March 2025, we witnessed severe traffic congestion on Bradford Road caused by vehicles slowing or parking outside the site. Traffic queued back toward Huddersfield town as drivers waited or searched for parking. This directly contradicts the applicant's statement that York Avenue can "consistently provide sufficient on-street parking" with "no anticipated adverse impact on highway safety"[1]. In practice, the development's impact has already been unacceptable. National planning policy (NPPF 116) allows refusal if a development causes "an unacceptable impact on highway safety or a "severe" impact on the road network[2], and our experience clearly meets that test. We are also concerned about highway safety. Vehicles have been seen parked on the main dual carriageway and slip-roads near the site, forcing through-traffic into oncoming lanes. This is extremely hazardous. The planning statement notes only two on-site parking spaces[3], with all other cars expected to use York Avenue. In reality, York Avenue is a narrow residential street that cannot safely accommodate a sudden influx of extra vehicles. Kirklees Local Plan Policy LP22 requires new developments to provide safe, convenient parking – including a mix of on-site and off-site spaces – suitable for the use[4]. Clearly this cramped house lacks such provision, and forcing worshippers to park on the dual carriageway violates normal highway rules and undermines local safety. Noise and disturbance have also been a problem. During prayer gatherings we have experienced amplified music and chanting late into the evening, which has repeatedly disturbed nearby homes. National policy explicitly requires new development to "mitigate and reduce to a minimum potential adverse impacts resulting from noise... and avoid noise giving rise to significant adverse impacts on health and the quality of life"[5]. The current use of 393 Bradford Road has not met that standard. It is a residential area, and the proposal fails to safeguard a "high standard of amenity" for neighbors[6]. In summary, 393 Bradford Road is unsuited for a congregation of this size. The applicant's own figures – up to 40 people and ~10 vehicles at peak times[7][1] – far exceed what this small site can handle. Only two parking spaces are provided on-site[3], forcing the remainder onto public streets. The building is sandwiched among houses, not designed for large gatherings. A mosque of this scale should be located in a purpose-built centre with dedicated parking and drop-off zones, not a residential building. The Local Plan and NPPF both expect adequate parking and safe access for community uses[4][6], which this proposal lacks. For these reasons, we respectfully request that Kirklees Council REFUSE this application. At minimum the proposed use must be relocated to a more appropriate site with sufficient parking and access. The proven traffic queues, parking on a major road, and noise disruption all demonstrate that the proposal fails planning policies on transport safety and residential amenity[2][5]. We trust the Council will give due weight to these concerns in reaching its decision.

[1] [3] [7] 2025-92913_+General_1116549.PDF
file:///file_000000008e4471f58f73b37fdc4d40dc

[2] [5] [6] National Planning Policy Framework

https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.

[4] Kirklees Council - Kirklees Local Plan - Strategy and Policies - 10.4 Parking

https://kirklees-consult.objective.co.uk/portal/pp/local_plan_1/kirklees_local_plan/klp-sp?pointId=s1551718559995