Address: 85, Cleveland Road, Huddersfield, Hd1 4pr

About the application

Application number: 2025/93043	
What is the application for?:	Prior notification for change of use from commercial/business/service to 4 dwell
Address of the site or building:	14B, Holly Bank Road, Lindley, Huddersfield, HD3 3JE
Postcode:	HD3 3JE

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I am writing to formerly object to the above planning application for the change of use and conversion of the existing nursery and out-of-school community facility at 14B Holly Bank Road, HD3 3JE into four residential flats.

The current facility, SHAPE out-of-school club and nursery, provides childcare for 120 children. It is located adjacent to two schools (which have over 800 pupils in total), and provides an essential local amenity to the community of Lindley and the surrounding area.

SHAPE has tried hard to identify a suitable alternative location for its business in the area, but unsurprisingly without success. Granting this change in use would therefore effectively mean the local council is closing down this important local amenity, with significant and detrimental impact on children, parents, and the wider community. The proposed loss would directly conflict with the Council's own Local Plan policies PLP 48 and PLP 49, and national planning policy within the National Planning Policy Framework (NPPF, 2021, para. 95).

Policy PLP 48 is particularly relevant as it states that "development resulting in the loss of land or premises used for community facilities and services will not be permitted unless it is demonstrated that the facility is no longer required, not viable, or an equivalent replacement is provided in an accessible location." The facilities provided by SHAPE are very much required, it is a viable business and no alternative provision in a suitable location is proposed.

The argument that conversation to flats would reduce traffic numbers relative to the out-of-school club misses the critical issue, which is timing. Traffic on this road currently peaks at school drop-off and pick-up times, and the provision of local after-school care reduces this significantly by reducing the number of children being dropped off and picked up at peak times by ca 40 per day. Granting this change of use (and effectively closing the out-of-school provision) would therefore likely increase traffic at the times when it is at its worst, by increasing the number of families needing to transport children to and from school at these critical periods.

On a personal level, I use SHAPE out-of-school club and holiday provision for my two children, both at school in Lindley, and would struggle significantly to find alternative provision if this amenity were removed without an equivalent replacement provided – with knock-on impacts on both my and my partner's jobs.

As a wind band player myself, I'm sympathetic to what the Lindley Wind Band would like to do with the income generated by these new flats. However, the continued operation of a significant childcare provider for 80 families (and located near two busy schools) needs to take precedence on this occasion over the construction of yet more flats without associated infrastructure in the HD3 area.

I feel strongly that, if permitted, this project would lead to significant strain on already oversubscribed childcare services in Lindley and undermines the local council's commitment to supporting working families in Huddersfield.