Address: 375, Meltham Road, Huddersfield, HD4 7EL

About the application

Application number: 2026/90313	
What is the application for?:	Change of use from dwelling (C3) into a Childrens Home (C2) for 1 child
Address of the site or building:	373, Meltham Road, Netherton, Huddersfield, HD4 7EL
Postcode:	HD4 7EL

User comments

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

Initial comments on the application:
The applicant's address is shown as 373 meltham road. This property has been vacant for over 3 years. No one has lived in it since and it is currently vacant. The application says that work hasn't started on the site. This is incorrect as the property has been internally refurbished over the last few months.
Objections to the application:
1. Granting change of use to C2 opens the door for a wide range of uses, way beyond the stated initial use. Other uses such as a multi child children's home would be significantly out of character for the street. We would ask that a condition is attached to restrict use to the stated use for 1 child. If this is not possible then Kirklees should refuse the application on the grounds that a general change of use is unsuitable for the residential area.
2. The stated use posed at least a potential physical risk for neighbours and ourselves (we are retired). The management plan refers to a plan for when the child/youth absconds but this plan hasn't been made available. We would ask that neighbours have an opportunity to comment on the plan before the application is decided.
3. Without a planning or social services restriction that only children under the responsibility of Kirkees are placed in the property, local residents will have no direct line of local accountability (council, councillors, MP) should there be issues that the applicant does not address. This supports the main point Kirklees social services make for supporting the application -that there is a local need for this type of property, even though there is a general over provision. Without this condition then all the comments from Kirklees social services about meeting local need are academic and should be disregarded and we would ask that the application be opposed.
4. The management plan says that the applicant has a good record of relations with neighbours. We have had no contact from them which is dissappointing considering the contentious nature of the application. We would ask that neighbours are given the opportunity to discuss the application with the applicant before any decision is taken.
5. The grounds of the property will -unless physically restricted by fencing -be accessible by the child/youth. These grounds are wooded, heavily sloped, extensive and unsuitable for a child/youth deemed high risk enough to require 2 carers 24 hours a day. The wooded grounds also adjoin the back garden of number 375 Meltham Road posing a risk to the retired residents due to the nature of the child/youth being placed and a significant loss of privacy considering the wide range of uses a change of use to C2 allows. We would ask that there is a planning condition requiring suitable fencing to restrict access from number 373 to these wooded grounds, well away from the boundary with number 375. Stating that there will be a risk assessment is insufficient as the risk assessment will only be assessing risks to the child/youth, not neighbours. Who will assess whether the risk assessment is adequate prior to this application being decided, and what recourse will there be if the application is approved but a subsequent risk assessment is considered inadequate or is proved in practice to be inadequate?
6. The grounds of number 373 have been left unmaintained since the previous owner died over 3 years ago. Without a condition requiring a planting and maintenance plan for the parts of the garden visible to the road, C2 use is unlikely to result in improvements to the current state of the front garden.