

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90828/W
Site Address:	90, Birchencliffe Hill Road, Lindley, Huddersfield, HD3 3NH
Description:	Conversion of dwelling into children's care home facility
Recommending Officer:	Elenya Jackson

DECISION - REFUSE

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 20 May 2026

OFFICER REPORT

Site Description

90 Birchencliffe Hill Road is a large detached property located within an area which is without notation on the Kirklees Local Plan with the eastern and southern boundaries forming the boundary with the adjacent Urban Greenspace. The property is set on a lower ground level than Birchencliffe Hill Road and shares a vehicular access with Birch House which is located to the north-west of the application site.

To the front of the building is a large area of hardstanding for parking and to the rear is a lawned garden area.

The property lies within the Environment Agency Flood Zone 1 with a Vet Surgery and residential properties to the north with the closest terraced row being Listed Buildings. To the east are residential properties on the southern side of Halifax Road, immediately to the east and south is a Council owned woodland and to the west is open land.

Description of Proposal

The application is seeking planning permission for the use of the property for a Children's Care Home for children with additional needs.

The submitted details state that the development is to provide accommodation for up to three children with two members of staff.

Relevant Planning History

1989/01610 Outline application for erection of 4 no. detached dwellings
Conditional Outline Permission

1993/00764 Renewal of unimplemented outline permission for residential development
Conditional Outline Permission

1996/91379 Renewal of unimplemented outline permission for residential development
Conditional Outline Permission

1999/90261 Erection of detached dwelling with garages
Conditional Full Permission

1999/91946 Renewal of unimplemented outline permission for residential development
Conditional Outline Permission

2019/90944 Demolition of existing garage and erection of front, side and rear extensions

Conditional Full Permission

2020/90188 Demolition of existing garage and erection of front, side and rear extensions

Conditional Full Permission

2020/92879 Demolition of existing dwelling and erection of detached dwelling with integral garage

Conditional Full Permission

2022/91493 90, Birchenccliffe Hill Road, Lindley, Huddersfield, HD3 3NH

Conditional full permission

: *Conversion of dwelling into children's care home facility. Refused*

History of negotiations

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2024 encourages negotiation/engagement between Local Planning Authorities and agents/applicants, this is only within the scope of the application under consideration.

During the course of the application, the applicant provided a management plan during the course of the application which officers discussed with the Designing out Crime Officer.

This application is the re-submission of a previously refused application. Kirklees Council as The Local Planning Authority has an information sharing agreement with West Yorkshire Police. As part of this agreement, it has been identified that here are site-specific characteristics associated with the proposed location that give rise to safeguarding concerns which cannot be adequately mitigated through the operational arrangements put forward in the application. The nature and severity of the risks identified—particularly those relating to crime, anti-social behaviour, and other confirmed external threat factors—are considered to present a level of vulnerability for future occupants that exceeds what can reasonably be addressed through site management alone. Given the sensitivities of the proposed user group, these risks are material to the planning assessment and indicate that the location is fundamentally unsuitable for this particular use.

Representations

The application was advertised by site notice which expired on 7/5/2026.

As a result of the above publicity two representations have been received.

These raise the following concerns:

- Legal covenants on the property
- Safeguarding issues
- Application inaccuracies
- Highway safety
- Flood risk
- Drainage
- Site ownership
- Site publicity
- Impact on local residents

The material planning considerations will be discussed later in the report.

Consultation Responses

KC Designing Out Crime Officer – Object to the application on the grounds of safeguarding.

KC Highways DM (informal) – no objection

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map.

On 12th November 2019, the Council adopted a target for achieving ‘net zero’ carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking

- **LP 24** - Design
- **LP 30** – Biodiversity

Kirklees Planning Guidance for Children's Homes 2025 provides guidance to assist applicants, planning officers, and stakeholders in the preparation and assessment of planning applications for children's homes within Kirklees.

While it sets out key considerations, policy context, and good practice principles, it is important to note that this guidance does not form part of the statutory development plan and has not been adopted as a Supplementary Planning Document (SPD). As such, it carries limited weight in the formal decision-making process but may be used as a material consideration where relevant to the planning judgement of individual cases.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable travel
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Assessment

Principle of development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

The Local Plan has no policies specifically relating to care homes. Therefore, there is no presumption against such a use. The principle of the proposal upholds the aims of the NPPF in terms of addressing the needs of groups with specific housing requirements.

In terms of changing the use of the building, Policy LP24 of the Kirklees Local Plan is relevant in conjunction with Chapters 8 and 12 of the NPPF taking into account the character of the area, the amenities of neighbouring properties, highway safety and ensuring the safe operation of the home and community cohesion.

Therefore, in this case, the principle of the use of the building is considered acceptable and the development shall be considered against all other material considerations including the character of the area, residential amenity and highway safety.

Impact on visual amenity:

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design.

The site currently hosts a detached dwelling with accommodation across two floors. There is no proposed change to the exterior of the dwelling or its outdoor area. Notwithstanding the change of use, there will therefore be no visual changes to the site. It will therefore retain its residential appearance.

It is proposed that the care home would provide accommodation for up to 3 children with up to 2 staff members in attendance at the property on a shift basis.

Staff arriving and departing from the property are not considered to result in a significant change to the character of the area, given the limited number of individuals typically in attendance. Due to the nature of the proposed use, there may be occasions when other professional staff are required to attend. Nonetheless, such visits are not considered dissimilar to those associated with the existing lawful use of the property as a residential dwelling, where visitors, deliveries, and service providers are routine. The overall impact is therefore considered to remain in keeping with the residential character of the area.

It is considered that the proposed change of use would not result in harm to visual amenity where there would be sufficient justification to refuse the application on the basis of impact on visual amenity on both the property itself or the wider street scene.

It is therefore considered that the proposed works would accord with Policy LP24 and advice within Chapter 12 of the NPPF.

Impact on residential amenity:

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The proposal indicates that the internal accommodation would be retained as existing with no enlargements to the building. As such, it is not considered that to change the use of the dwelling would result in impacts from overshadowing or from being overbearing.

The building is residential with no changes proposed in terms of fenestration. There would be no additional opportunities for overlooking over and above the existing arrangements on site.

It is not considered that a change of use from a dwellinghouse to a care home would result in significant noise or disturbances to neighbouring properties to an unacceptable degree over and above what would be expected from a residential property within a residential area, in this case.

Having considered the above, the development is not considered to result in any significant adverse impact upon residential amenity of any surrounding neighbouring residential properties, complying with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

Crime and Anti-Social Behaviour:

The fear of crime is a material planning consideration. Chapters 8 and 12 of the NPPF state that decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible so that crime and disorder and the fear of crime to not undermine the quality of life or community cohesion. In addition, and under Section 17 of the Crime and Disorder Act 1988, the Council acting as Local Planning Authority has an obligation to have due regard to the likely impact upon and to do all it reasonably can to prevent crime and disorder.

Chapter 8 of the NPPF states that planning decisions should achieve healthy, inclusive and safe places which are accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. This is further reiterated under Chapter 12 of the NPPF which goes on further to state that planning decision should create spaces that are safe, inclusive and accessible which promote health and wellbeing, with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime to not undermine the quality of life or community cohesion and resilience.

Policy LP1 of the Kirklees Local Plan forms a provision for development which do not have specific policies to ensure that permission can be granted unless there are material considerations including adverse impacts, which the potential for crime and disorder would be a significant factor, where the adverse impact would outweigh the benefits.

The potential for increased crime or anti-social behaviour associated with the operation of a children's home at the application site is a commonly held perception; however, national and local guidance clarify that there is no substantive evidence to support a direct link between children's homes and increased crime levels. The guidance issued by Kirklees Council explicitly identifies this as a prevalent myth and notes that such homes are regulated by Ofsted and operate under stringent safeguarding and management frameworks. Furthermore, the submitted Management Plan outlines operational procedures and security measures which contribute to the safeguarding of both residents and the wider community.

The safety and wellbeing of the future occupants of the proposed children's home is a key consideration in the assessment of this application. Kirklees Council's guidance emphasises the importance of locating such facilities in safe, inclusive, and accessible areas, supported by appropriate safeguarding measures in line with the NPPF and KLP. However, West Yorkshire Police have confirmed the presence of multiple, significant threat factors in the local area which pose a substantial risk to vulnerable residents, including looked-after children.

Although the application is supported by a Management Plan outlining operational arrangements, it is considered that due to the nature of the proposal, serious concerns remain regarding the suitability of the site given the proximities involved. The Designing Out Crime Officer (DOCO) has formally objected to the proposal, citing concerns about the area's crime profile and its potential impact on the safety and emotional welfare of future occupants. This objection reinforces the assessment that the proposed location does not meet the necessary criteria for a safe and secure environment. This is consistent with the previous application on site as the site specific circumstances have not changed since the previous application.

In light of the confirmed external threat factors and the professional objection raised by the DOCO, Officers consider that the development would expose future occupants to an unacceptable risk of harm. The proposal therefore fails to meet the safeguarding objectives set out in local policy and does not demonstrate that the site is appropriate for the intended residential care use.

Kirklees Council has recently received an appeal decision ref: APP/Z4718/W/25/3369781 which was refused due to future occupiers of the proposed development not having satisfactory and safe living conditions, with particular regard to the risks of crime and disorder.

This appeal was dismissed as the Inspector concluded that the proposal would conflict with Policy LP24 of the Kirklees Local Plan and there would also be conflict with paragraphs 96 and 135 of the NPPF as set out above, along with the duty within the Crime and Disorder Act, and the requirements of The Children's Homes (England) Regulations 2015, which are both outlined above. In view of the comments raised by WYP and the lack of any counter evidence, the Inspector was not satisfied that the PSED as set out in Section

149 of the Equality Act 2010 would be met in terms of the proposed development.

The above appeal is a material consideration in the assessment of this application.

Impact on highway safety:

Local Plan Policy LP21 states that '*All proposals shall:*

a. ensure the safe and efficient flow of traffic within the development and on the surrounding highway network...

e. Take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely;'

This is supported by Chapters 9 and 12 of the NPPF and guidance within the Highways Design Guide SPDs. KC Highways Development Management (KC HDM) have also been consulted as part of this application.

The proposed change of use to a children's home for up to three children, supported by a staffing arrangement of up to two staff members during the day, is likely to result in an increased demand for on-site parking. There may be times when additional vehicles are present at the property simultaneously, for example during drop-off periods or when professionals involved in the children's care attend the site. However, the volume of such visits is not considered to exceed what could reasonably be expected from a dwelling in C3 use.

The site is considered to be in a sustainable location with good connection.

The application has been reviewed with KC Highways and the proposal is not considered to result in significant impacts on highway safety. Accordingly, the development is deemed acceptable in terms of parking and access, in line with Policy LP21 of the Kirklees Local Plan and paragraph 111 of the National Planning Policy Framework.

Other matters:

Biodiversity

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission for minor sites granted pursuant to an application submitted after 02 April 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The applicant has stated the application falls under the '*De-Minimis*' exemption category within the application forms. A change of use would not result in a loss of wildlife habitat. Therefore, the officer agrees that the application is exempt from a BNG uplift.

Carbon Budget

The proposal is a change of use for an existing dwelling to provide a children's home. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters for consideration.

Representations:

- Legal covenants on the property
Officer Response: This is not a material planning consideration
- Safeguarding issues
Officer Response: The application has been reviewed with the Designing out Crime Officer and is recommended for refusal on this basis.
- Application inaccuracies
Officer Response: Officers have reviewed the concerns raised and consider there is appropriate information to determine the application.
- Highway safety
Officer Response: KC Highways have not raised any objections to the proposal.
- Flood risk
Officer Response: The property is not located in an area known to be at risk of flooding.
- Drainage
Officer Response: The property is an existing dwelling and the change of use would not increase the use of the building to warrant consultation with Yorkshire Water
- Site ownership
Officer Response: The applicant has signed ownership certificate A indicating they own the premises. If this is not factual, the applicant is at risk of voiding their application if it was to be implemented.
- Site publicity

Officer Response: A site notice was displayed in the locality from 16th April and therefore statutory duties have been complied with.

- Impact on local residents

Officer Response: The impact on residential amenity has been addressed within the officer report.

Proposed conditions

None as the recommendation is for refusal.

Conclusion:

This application to use 90, Birchenclyffe Hill Road, Lindley, Huddersfield, HD3 3NH as a children's home for up to three children, with up to two staff has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations.

The proposed use as a C2 residential institution, by reason of safeguarding issues identified in the immediate vicinity of the site, represents a significant risk to the safety of vulnerable residents from crime and disorder resulting in a conflict with existing uses/circumstances. To permit the development would be contrary to Policy LP1 of the Kirklees Local Plan with respect to the potential for significant adverse impacts on the future occupants of the property, chapter 8, paragraph 92 together with chapter 12, paragraph 130(f) of the National Planning Policy Framework.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. For the reasons set out above it is considered that the development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation

Refuse

Decision Authorisation - Delegated Powers

Application Number: 2026/90828

Officer Recommendation: Refuse

Reasons for refusal

1. The proposed use as a C2 residential institution, by reason of safeguarding issues identified in the immediate vicinity of the site, represents a significant risk to the safety of vulnerable residents from crime and disorder resulting in a conflict with existing uses/circumstances. To permit the development would be contrary to Policies LP1 and LP24 of the Kirklees Local Plan with respect

to the potential for significant adverse impacts on the future occupants of the property thus failing to be in accordance with chapter 8, paragraphs 92 and 96 together with chapter 12, and paragraph 130(f) of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location Plan	-		25/03/2026
Existing Elevations and Floor Plans	-		25/03/2026
Proposed Elevations and Floor Plan	-		25/03/2026
Application Form	-		25/03/2026
Management Plan			13/05/2026
Design and Access Statement			25/03/2026

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 2024 and otherwise actively engaged with the applicant in dealing with the application.

There are site-specific characteristics associated with the proposed location that give rise to safeguarding concerns which cannot be adequately mitigated through the operational arrangements put forward in the application. The nature and severity of the risks identified—particularly those relating to crime, anti-social behaviour, and other confirmed external threat factors—are considered to present a level of vulnerability for future occupants that exceeds what can reasonably be addressed through site management alone. Given the sensitivities of the proposed user group, these risks are material to the planning assessment and indicate that the location is fundamentally unsuitable for this particular use. Whilst a Management Plan was submitted through the course of the application, no intervention would mitigate the harm identified.

