

Planning Policy Consultation

Consultation on Application Number:2016/94329

Address: Scar Lane Filling Station, Scar Lane Milnsbridge, Huddersfield HD3 4QA

Proposal: Erection of service station, vehicle repair bays, hot food take-away and storage units and demolition of existing buildings

DC Officer: William Simcock

Policy Officer: Sarah Smith

Unitary Development Plan: Unallocated

Local Plan (in Examination in Public): Unallocated

Comments by Policy:

The proposal is to replace existing facilities (service station with shop, restaurant, light industrial and storage) on site with new built premises incorporating a cumulative increase of floorspace of 342 sq m. providing a total new floor area of 772 sq.m. The restaurant is to be replaced with a hot food takeaway.

The proposed development includes main town centre uses and is located in an out of centre location, approx 650m from the district centre of Milnsbridge to the east, approx. 670m from the local centre at James Street, Golcar and 1,150m from the local centre of Golcar to the west.

The mix of uses in the current development serves the local area and has a customer base which has been built up over a number of years. The applicant states that the business is successful as it 'offers a range of services on one site' and that they are unable to find suitable premises within the vicinity to accommodate the new proposal.

We are not aware of any land or premises within or adjacent to the district centre of Milnsbridge or the local centres of James Street and Golcar that are available and suitable for the proposal therefore it is considered that the sequential test has been passed.