

Janine Ohara

From: Sarah Smith
Sent: 22 February 2019 17:52
To: Francis Davies
Cc: John Buddle
Subject: RE: Planning Application 2018/92671

Hi Francis

As discussed, the proposal is in the primary shopping area in Huddersfield Town Centre and on a secondary shopping frontage (HudSSF 26). Local Plan policy PLP 14 Shopping frontages as modified states that proposals for retail and other main town centre uses will be acceptable provided they meet criteria , taking into account criteria b and c;

- a. Whether the proposal would lead to a dominance of non-retail uses in a particular frontage which would undermine the retail core and function of the Primary Shopping Area;
- b. the nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would complement neighbouring uses; and
- c. in all cases proposals and changes of use shall seek to either retain, enhance or replace to improve shop front design and layout.

The proposal would lead to a dominance of leisure uses on that shopping frontage with only one unit (16%) remaining in A1 use. However, it is not considered that the loss of the A1 unit in this location would undermine the retail core and function of the Primary Shopping Area due to the size of the proposal and specific location on King Street. A new A4 unit would complement existing uses and from our conversation I believe that a new shop front which has been agreed by Conservation and Design would be incorporated in the development.

If you have any queries regarding the above, please do not hesitate to contact me.

Kind regards

Sarah

Sarah Smith BSc (Hons) MA MRTPI
Planner
Planning Policy Group
Investment and Regeneration Service

Kirklees Council

Tel: 01484 221000 (Switchboard – please ask for Sarah Smith)

Email: sarah.smith@kirklees.gov.uk

Website: www.kirklees.gov.uk/localplan

Please note, I do not work on Mondays.

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From: Francis Davies

Sent: 12 February 2019 13:40

To: Sarah Smith <Sarah.Smith@kirklees.gov.uk>

Subject: Planning Application 2018/92671

Hi Sarah,

Re. Planning Application 2018/92671

I was just wondering if you could kindly have a look at the above planning application. It relates to a change of use to A4 drinking establishment. The application also proposed merging units 49 and 51.

Hope you can help

Kind regards

Mr. Francis Davies

Development Management

Investment and Regeneration Service

Kirklees Planning, PO BOX B93, Civic Centre III, Huddersfield, HD1 2JR

External: 01484 221000

Internal: 78471

Mobile: 07773475789

E francis.davies@kirklees.gov.uk

W www.kirklees.gov.uk/planning

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