

About the application

Application number: 2020/91601	
What is the application for?:	Change of use from agricultural land to A4 (Drinking Establishment) and erection
Address of the site or building:	Dunkirk Inn, 231, Barnsley Road, Lower Denby, Huddersfield, HD8 8TX
Postcode:	HD8 8YG

User comments

Type of comment: A supporting comment
In general terms we are supportive of the planning application at The Dunkirk. We would like to see a local business succeed and we will regularly use the facilities provided. Our property is one of 6 dwellings which back onto the land where the Pub is situated and its car park We have the following concerns and suggestions; 1 – The mains foul drainage system from the properties at Tenter House Court runs across the land where the proposed extension will be built. Special care should be taken to not damage the drainage system during the building works. Maybe the drainage system needs to be improved by the builders to cope with the additional capacity requirements of more customers using the toilet facilities within the Pub, to design out any possibility of drains blocking and backing up into the properties at Tenter House Court 2 – The proposed kitchen garden could be seen as a temporary move to obtain permission to convert the land from agricultural use to commercial use, which in turn when granted could then become an extension to the Pub as a beer garden. A beer garden to the north of the Pub would cause issues in terms of noise and privacy for the owners of the grade II listed building at no. 1 Tenter House Court which backs onto the proposed kitchen garden area. We would ask that a covenant be placed on the proposed kitchen garden to stop the possibility of it becoming a beer garden. The covenant should allow the land to be used for Dunkirk Staff only and not the general public 3 – Parking. The Dunkirk has a large car park about 100 metres away from the Pub along Dry Hill Lane . Despite the car park being signposted and conveniently located a number of customers park their cars on the roadside. This parking causes visibility issues for the residents at Tenter House Court when they leave their properties and pull out onto Dry Hill Lane. Cars are also parked close to the junction of Dry Hill Lane and Barnsley Road which can cause visibility issues for traffic in this location. This junction is the scene of several accidents in recent years including some fatalities. We

would like to see double yellow lines extended from the corner of the junction up to the car park entrance. We would also like the signage for the car park to be improved to stop customers turning into Tenter House Court.

4 – Extraction Fans. With the increase in food service capacity will come increased use of the kitchen. We feel that extraction fans should be carefully placed to direct the smell of food preparation away from the properties at Tenter House Court.

5 – Bottle banks. At present there are 3 bottle bank deposit stations in the pub car park. We find that users of these bottle banks bear little consideration for the noise created by depositing their recycling and as a result the residents at Tenter House Court and Dry Hill Lane are affected by noise pollution. Bottle bank users regularly deposit recycling very early in the morning (from 6am onwards) and very late at night (up to 9 or 10pm). If possible could the bottle bank be locked overnight to stop this anti social behaviour, or if that's not possible, could the bottle bank please be removed from the car park?