

Consultation Response from KC Policy
2020/91875 Bankgate Mills, Unit 2, Bank Gate, Slaithwaite, Huddersfield, HD7 5DL
Change of use from B2 (General Industrial) to D2 (Assembly and Leisure) for use as a gym
Date Responded:
Responding Officer: Nick Reeves
Responding Ref:

The application is for the change of use of 285 sq. m of floorspace from an industrial use (B2 general industrial) to a gym (D2 assembly and leisure) at Bankgate Mills, Unit 2, Bank Gate, Slaithwaite. The site is located approximately 370m away from Slaithwaite District Centre (DCB15 Slaithwaite District Centre) as designated in the Kirklees Local Plan which was adopted on 27th February 2019.

LP8 Safeguarding Employment Land and Premises

The site is not designated as a Priority Employment Area in the Kirklees Local Plan therefore policy LP8 does not apply to this site and there is no protection against the loss of this employment unit. Further clarity is provided in paragraph 7.23 of the Local Plan which states that some employment areas in Kirklees have less strategic significance and do not meet the needs at a local scale or do not meet the needs of modern business operations due to a combination of poor location, layout and building design. In these circumstances, Kirklees Council do not consider it appropriate to formally protect these sites with a PEA designation and changes to these sites will not be resisted.

LP13 Town Centres

The proposal comes under use class D2 (assembly and leisure) and therefore qualifies as a main town centre use as defined in the Kirklees Local Plan and the National Planning Policy Framework. Proposals for main town centre uses should be located within designated centres and this proposal is in an out of centre location that is over 300m away from the nearest shopping centre in Slaithwaite.

Part B Sequential Test

Because the application is located outside of a shopping centre, paragraph 86 of the NPPF and Part B of Policy LP13 in the Local Plan require applications for main town centre uses located outside of designated centres to submit a sequential test of the application. Paragraph 9.12 of the Kirklees Local Plan states that the following information should be provided with Sequential Tests:

- The business model for the development
- An appropriate catchment that the business would seek to serve
- An appropriate audit trail of any sequentially preferable sites that have been discounted with a robust justification.

Whilst the applicant has provided information to Kirklees Council, they have not specified a catchment area for the development, nor have they provided an audit trail of the sites that they have discounted and this information is still required before a decision can be made on the proposal.

Part C Impact Assessment

Part C of policy LP13 states that an impact assessment will be necessary for proposals for town centre uses which are not located within a defined centre where the proposal is located within 800m of the boundary of a District Centre and is greater than 300 sq. m gross. Whilst the proposal is within 800m of Slaithwaite District Centre, the proposal is for less than 300 sq. m therefore an Impact Assessment is not needed.