

About the application

Application number: 2021/90060	
What is the application for?:	Erection of take-away food outlet (within a Conservation Area)
Address of the site or building:	adj, 9, Station Road, Marsden, Huddersfield, HD7 6BS
Postcode:	HD7 5EX

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I object to this application due to a number of serious concerns:

- A new infill takeaway development will not preserve or enhance the character or appearance of the conservation area, as required in the Marsden Conservation Area Appraisal and Local Plan policy LP35. The site photos included were taken a long time ago, before the Swan pub was renovated last year, and are not an accurate impression of its current state. The site has been cleared and swept and it is not an eye-sore that requires significant improvement as the photos in the application portray. The takeaway would be built with timber cladding which does not match the stone of nearby buildings. The unit would be visually striking, contrasting with existing buildings.
- The application includes no information or images as to what the takeaway would look like lit up in the evenings or dark afternoons in winter, on what is an otherwise dark street, or what the signage will be like so there is a risk this could be very inappropriate.
- A takeaway would create potential for disturbance in terms of noise, litter and odour (selling burgers etc). Customers are likely to linger nearby in groups to eat and drink contributing to these issues throughout the daytime. They would exacerbate resource-intensive issues with the Ale Trail, which the site is on the route of, and which will begin again post-lockdown.
- There is no mention of providing (or emptying) any additional bins for customer's waste. Litter bins in the village are already overwhelmed on a busy weekend with visitor's takeaway waste from existing cafés etc, so it could lead to vermin.
- There are no public toilets provided or available in Marsden for customers or takeaway staff.
- Takeaway drinks and food are already available in the village centre from 4 cafés, 2 takeaways, as well as food served at at least 4 pubs/bars.
- No opening hours have been stated so if there was to be permission for a takeaway then future owners could open it until 11pm without a premises licence, which is entirely inappropriate in this location especially as it is across the road from sheltered accommodation.
- The site is on a blind bend road which is difficult for overtaking parked vehicles on. The proposal encourages cars to park on-street and customers would have to wait on the pavement for their orders which could force passers by into the road.

I'd also like to raise a concern in terms of the consultation process which I believe has led to inadequate scrutiny for this application, especially as it is in a conservation area. The planning notice was only spotted by chance as it has been swept sideways on a post on the opposite side of the road to the site where there is no pavement, so no one walks close to it to see it. Close neighbours of the site were not sent letters informing them of the planning application as they might have expected.