



PLANNING STATEMENT

CHANGE OF USE FROM SNOOKER CLUB TO MUSIC VENUE, BAR, EATERY AND COMMUNITY HUB (SUI GENERIS) INCLUDING ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS

38 WAKEFIELD ROAD, HUDDERSFIELD, HD1 3AQ

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1. INTRODUCTION

This statement has been prepared to support the submission of a full application for the change of use of an existing snooker hall to a mixed use comprising music venue, eatery, bar and community hub. The proposal also includes physical works to the building (internal and external) to improve the character of the site and to ensure it is fit for the intended purpose.

It will be demonstrated that the proposed development is acceptable in principle and would deliver benefits to the character of the area, economic growth and the sense of vibrancy in the local area. The proposal would also deliver societal benefits.

The site lies to the south of Wakefield Road, a prominent route into the centre of Huddersfield, and is within a predominately commercial area.

This statement should be read in conjunction with the supporting plans and technical documentation, which demonstrate the credentials of the scheme in more detail. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. In particular, it will be demonstrated that the proposal would result in a sustainable form of development, would not harm the character of the area and would sufficiently protect neighbouring living conditions. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

2. THE SITE

The application site comprises an existing building located off Wakefield Road, Huddersfield. The building is spread over three floors and was last in use as a snooker hall. The building is of no particular architectural merit and is typical of industrial type developments in the surrounding area.

The site sits adjacent to an existing water course that appears to be outside of any flood zone.

The site is located in a predominantly commercial area which is not sensitive to architectural change. The site is not within a Conservation Area. There are no listed buildings in the vicinity of the site.

3. THE PROPOSAL

Full planning permission is sought for have use of the building as set out above. Physical works are also proposed. Full design details of the proposed dwellings can be found in the supporting plans. However, at this stage the main details of the proposal are as follows:

- Change of use of the existing building to form music venue, bar, eatery and community hub.
- The majority of the internal footprint will be handed over to the music venue which will operate on an intermittent basis depending on acts booked to perform.
- Lower ground floor would be used as a pool room and will contain approximately five tables.
- The ground floor would accommodate a bar and eatery which could accommodate approximately 32 covers. The rest of the ground floor will be given over to the music venue including a bar and kitchen area.
- The first floor would provide community facilities including a recording studio, music therapy rooms and a radio station. These facilities will be made available to community groups throughout Huddersfield.
- Externally the front of the building will be modernised including new glazing, doors, cladding and signage.
- A small decked area would be provided to the side of the building to allow for outside drinking and smoking.

4. ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Kirklees Local Plan, which was adopted in February 2019.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in July 2021 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site falls within a Biodiversity Opportunity Zone, Strategic Green Infrastructure Network and is within the Town Centre boundary.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 6 - Building a strong, competitive economy

Section 7 - Ensuring the vitality of town centres

Section 8 - Promoting healthy and safe communities

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Local Plan

The following policies are considered of relevance:

LP1 - Presumption in favour of sustainable development

LP3 - Location of new development

LP7 - Efficient and effective use of land and buildings

LP13 - Town centre uses

LP16 - Food and drink uses and the evening economy

LP24 - Design

LP57 - The extension, alteration or replacement of existing buildings

5. ASSESSMENT

Principle

The proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

- **Social:** The proposal would provide job creation in the area and would subsequently support other local services. The proposal would add to the sense of vibrancy and vitality at this prominent town centre site. The proposal would also include a community use element which would be available to local community groups.
- **Economic:** The proposal would result in the formation of a new business with associated job creation. The proposal would also have significant benefits for the vitality of the area and would provide a significant boost to the town centre.
- **Environmental:** The proposal would bring the building back into life and add to the sense of vibrancy in the area. The site is also located in a sustainable location. The proposed physical works have been designed to ensure they are compatible with the character of the site and surrounding area.

The proposal would not result in any material harm and the presumption in favour of sustainable

development must be applied.

The proposal is for a main town centre use which will be located within the defined boundaries of Aspley local centre. Given the location of the site there is not considered to be an unacceptable concentration of drinking establishments in the local area and the applicant is happy to work with the authorities to ensure crime prevention measures are in place.

The proposal would result in the productive, sustainable reuse of an existing building in a highly sustainable area. This is an ideal proposal for the site and the broad principle of development must be considered acceptable.

Design and Appearance

The proposal includes external works to the building to provide visual enhancements. These works include revised glazing, cladding and signage. A separate application for advertisement consent will be made in due course.

The existing building is a detracting feature in the street scene:



The proposal provides the opportunity to improve the visual of the site, particularly when viewed from Wakefield Road. This should be warmly received by the council given the town centre and prominent location of the site.

The proposal would breathe new life into the building and to add to the sense of vibrancy and vitality in this town centre location. The proposal is therefore considered consistent with policies LP24 and LP57.

Amenity

As previously described the site is located in a predominantly commercial area and is adjacent to a very busy road leading into Huddersfield town centre. It is fully accepted of the proposed music venue will result in noise on the occasions that it is in use. It is considered important to note this is not a constant use throughout the week. The application is accompanied by a detailed Noise Impact Assessment the scheme would not result in unacceptable noise impacts at any neighbouring residential property.

The proposed physical works would not have any significant impact on any neighbouring property in terms of overlooking or overshadowing.

This is the town centre location where are uses of this nature should be expected. The proposed development will not result in unacceptable harm to neighbouring conditions at any neighbouring property.

Crime Prevention

Again, the site is not located in a cluster of eateries or late night drinking establishments and would not result in an unacceptable concentration of such uses. The Applicant will of course require the necessary licenses to operate the business and will have robust crime prevention measures in place including extensive CCTV.

Transport and Accessibility

The application site is located in a highly sustainable, town centre position. The town centre is served by excellent public transport links. Off street parking is not usually required for town centre uses of this nature and there are numerous public car parks in the area for anyone wishing to use private vehicle to visit the site. It is therefore considered that the scheme would not result in a significant intensification in vehicular movements in and around the site and would therefore have no material impact on vehicular or pedestrian safety.

Flood Risk

According to the Environment Agency's flood risk maps existing building and appears to be just outside of a flood zone. The reuse of the building will not have any significant impact in terms of flood risk or drainage.

6. CONCLUSION

The proposed development represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The proposal fully accords with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

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