

CHANGE OF USE FULL PLANNING APPLICATION

ADDRESS: Waterloo Inn & Café 609

609 Wakefield Road

Waterloo

Huddersfield

HD5 9XP

PLANNING STATEMENT & ASSESSMENT OF COMMUNITY FACILITIES

DATED: 29/09/2022

CLIENT: Holden Smith Ltd



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1. INTRODUCTION

- 1.1 This assessment is provided in support of a full planning application for change of use of the Waterloo Tavern Public House and Café 609. The public house and adjoining café is currently vacant.
- 1.2 Over previous years the public house has struggled to be financially viable and this has resulted in a number of changes in management.
- 1.3 The public house was marketed by the previous tenant prior to March 2020 without success.
- 1.4 The public house did not re-open after the lockdowns imposed by the Covid 19 outbreak
- 1.5 The Landlord carried out their own marketing and made attempts to re-let the property as a public house with no success.
- 1.6 Bramleys were instructed to market the property for sale in April 2022. Interest has been generated from a wide range of potential buyers although none had the intention of re-opening as a public house.
- 1.7 The vendor operates public houses elsewhere in Huddersfield and is experiencing more difficult trading conditions, particularly due to increased energy costs
- 1.8 As the public house appears to be unviable and has been for a considerable period, an alternative development is being pursued for the site which can have wider public benefits
- 1.9 In order to address Policy LP48 of the Kirklees Local Plan, which sets out criteria for proposals that involve the loss of community facilities including shops, this Statement has been prepared to undertake an analysis of existing facilities in the immediate vicinity but also in the wider area of Waterloo and Huddersfield. It also considers the key policy areas identified in Local Plan as well as key aspects of the NPPF.
- 1.10 The site has a ground floor and 3 first floor residential bedsits, all of which are unaffected by this proposal.

2. POLICY CONTEXT

- 2.1 Policy LP48 States community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres.
- 2.2 Proposals will be supported for development that protects, retains or enhances provision, quality or accessibility of existing community, education, leisure and cultural facilities that meets the needs of all members of the community.
- 2.3 Where community facilities are provided as an integral part of a development, they should wherever possible be within adaptable mixed-use buildings.
- 2.4 Proposals which involve the loss of valued community facilities such as shops, public houses and other facilities of value to the local community will only be permitted where it can be demonstrated that:
 - a) there is no longer a need for the facility and all options including the scope for alternative community uses have been considered; or
 - b) its current use is no longer viable; or
 - c) there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location; or
 - d) an alternative facility of equivalent or better standard will be provided, either on-site or equally accessible; and

- e) any assets listed on a Community Asset Register have satisfied the requirements under the relevant legislation

3. PROPOSAL

- 3.1 The proposal consists of a full planning application for change of use of the public house and adjoining café to Use Class E for professional and financial services.
- 3.2 The proposal does not include any major alterations to the building externally
- 3.3 The separate Design & Access Statement submitted in support of this application provides further detail on the application proposals.
- 3.4 The premise will accommodate 16-20 employees working Monday to Friday 9:00am to 17:00hrs
- 3.5 Holden Smith Law are open to general members of the public, although many visitors tend to be existing clients who present for signing of documentation and have pre booked appointments.
- 3.6 It is expected to accommodate 5-10 client visitors per day.

4. COMMUNITY PROVISION

- 4.1 The change of use will not result in any material reduction in the availability of community facilities in the vicinity of the site. The policy indicates that a key consideration will be whether there is an alternative facility of the same type in the same locality.
- In this case there are a number of Public Houses and Café's within a 1 mile radius of the Waterloo Tavern and Café 609 as outlined in Table A & B below. This clearly provides an alternative facility in close proximity to the application site which can meet the needs of local residents which otherwise could have been met at the Waterloo Tavern Public House and Café 609.

In view of these existing facilities the first criterion of the Policy is complied with. Furthermore there are a wide range of other alternative facilities including The Waterloo Bowling Club to the north boundary of the site which has a lounge, tap room and function room which can help accommodate any displaced need resulting from the change of use. The Bowling Club is open 7 days a week and although it is subscription only the membership fee is minimal. There is also an abundance of Cafes and takeaways on the main Waterloo precinct and sandwich bars/cafes as outlined in Table B.

4.2 Community Facilities in close proximity:

Table A

Public House	Miles from HD5 9XP
Waterloo Bowling Club (subscription)	0
Harvey's Bar/Kitchen	0.9
The Fenay Bridge	0.9
The Stag	0.6
The Ashfield Lepton Liberal Working Mens Club	0.5
The Black Horse (Dalton)	1.1
The Ivy Green (Moldgreen)	1.1
The Beaumont Arms	0.9

Table B

Cafe	Miles from HD5 9XP
Darcy's	0
Hadfields	0
Morrisons Cafe	0.5
McDonalds	0.3
The Little Box Sandwich Bar	0.3
Waterloo Bowling Club	0

- 4.3 Waterloo has good bus links on the main A629 Wakefield Road, with regular direct bus routes to Huddersfield Town Centre, Wakefield City Centre, Almondbury and Lindley. All locations are only a short distance away on the bus and have a substantial amount of community facilities available.
- 4.4 To the West of the site are a parade of shops including: Takeaways, Cafes, Estate Agency, Bookmakers, Charity Shop, Hairdressers, Florists, Beauticians, DIY stores, Funeral Directors, Dentist and Opticians.
- 4.5 To the East of the site are a GP, retail park, leisure facilities, dyers, accountancy firm, hairdressers, sandwich shop, restaurant, car wash and taxi firm.

5. CONCLUSION

The previous section of the report has addressed the impact of the proposal in light of policy LP48 of the Kirklees Local Plan due to loss of community facilities and confirmed that the loss of the Waterloo Tavern Public House and Café 609 will not result in any material reduction in the availability of community facilities in the vicinity of the site.

Furthermore there are a wide range of other alternative facilities in close proximity to the site which can all help accommodate any displaced need resulting from the loss of the Public House.

This assessment demonstrates the reasonable attempts to market the property as a public house, without success. The assessment also confirms the length of time the premise has been vacant. Advertising dates have also been confirmed with Bramleys, a commercial property agent acting on behalf of the landlord.

The applicant Holden Smith Law are a local law firm who plan to utilise the site as its head office to accommodate 16-20 members of staff. This will bring the building back into use and add community value to an asset which has been vacant for a considerable length of time. The use will bring socio-economic value to the suburb of Waterloo and its precinct of retail outlets. The company are keen to keep roots in the Huddersfield area with existing office bases in Crossgates, Ilkley, Elland and most recently Horsforth.

Holden Smith Law plan to purchase the premises to relocate its head office to Waterloo, this is a long term proposal for the law firm.