

Consultation Response from KC Policy
2022/93466 former Public Conveniences, Westbourne Road, Marsh, Huddersfield, HD1 4LF
Erection of extension and alterations to former public convenience to form barbers shop with aluminium shop front and roller shutters
Date Responded: 07/12/2022
Responding Officer: NR
Responding Ref:

This application is for the construction of a side extension and alterations to a former public toilet to form a barber shop (Use Class E) at Westbourne Road, Marsh, Huddersfield, HD1 4LF. The site is located approximately 15m from the boundary of Marsh District Centre (DCB8) as designated in the Kirklees Local Plan which was adopted on 27th February 2019. The Local Plan Strategy and Policies should be fully considered; however, the following response relates to specific Local Plan policies which are of relevance to the proposal, other policies that are not mentioned here may also apply.

Currently, the site is a disused public toilet occupying approximately 18 sq. m of floorspace. The proposed development consists of a side extension and alterations which would result in 21 sq. m of Use Class E (a) shop other than the sale of hot food) floorspace.

LP13 – Town Centre Uses
Part A

Part A of Policy LP13 states that the role and function of District Centres such as Marsh includes to provide a range of shopping for everyday needs. The proposed use would be appropriate in Marsh District Centre.

Part B – Sequential Test

Part B of Policy LP13 states that proposals which come forward for main town centre uses and which are located outside defined centre boundaries, will usually require the submission of a Sequential Test. Main town uses shall be first located in the defined centres, then edge of centre locations and only if there are no suitable sites shall out of centre locations be considered. The NPPF defines edge of centre locations as being those within 300m of a defined centre. With this site being only 15m from Marsh District Centre, this site can be considered to be located within an edge-of-centre location.

Further detail on the Sequential Test is available in Paragraph 9.12 of the Kirklees Local Plan which states that sequential tests should provide evidence on the following details:

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

The most recent occupancy survey data for Marsh District Centre (from October 2022) shows that whilst there are three vacant premises available within the centre boundary, they are significantly larger (with ground floor floorspaces of 51, 56 and 284 sq. m) than the proposal site and would therefore not be suitable for the proposed development. In terms of catchment area, the customers are likely to come from the area in and around Marsh District Centre. The sequential test is therefore passed.

Part C – Impact Assessment

With 21 sq. m of floorspace being proposed, the thresholds at which an Impact Assessment will be required have not been met.

Conclusion

With the proposed use being appropriate for Marsh District Centre, the sequential test being passed and there being no requirement for an impact assessment, Planning Policy have no objections to the proposed development.