January 2023

PLANNING STATEMENT

CHANGE OF USE OF PUBLIC HOUSE TO CREATE RETAIL UNITS AND RESIDENTIAL UNITS AT THE COMMERCIAL INN, 43 CHURCH STREET, PADDOCK, HD1 4UB.

Job Ref: 2767

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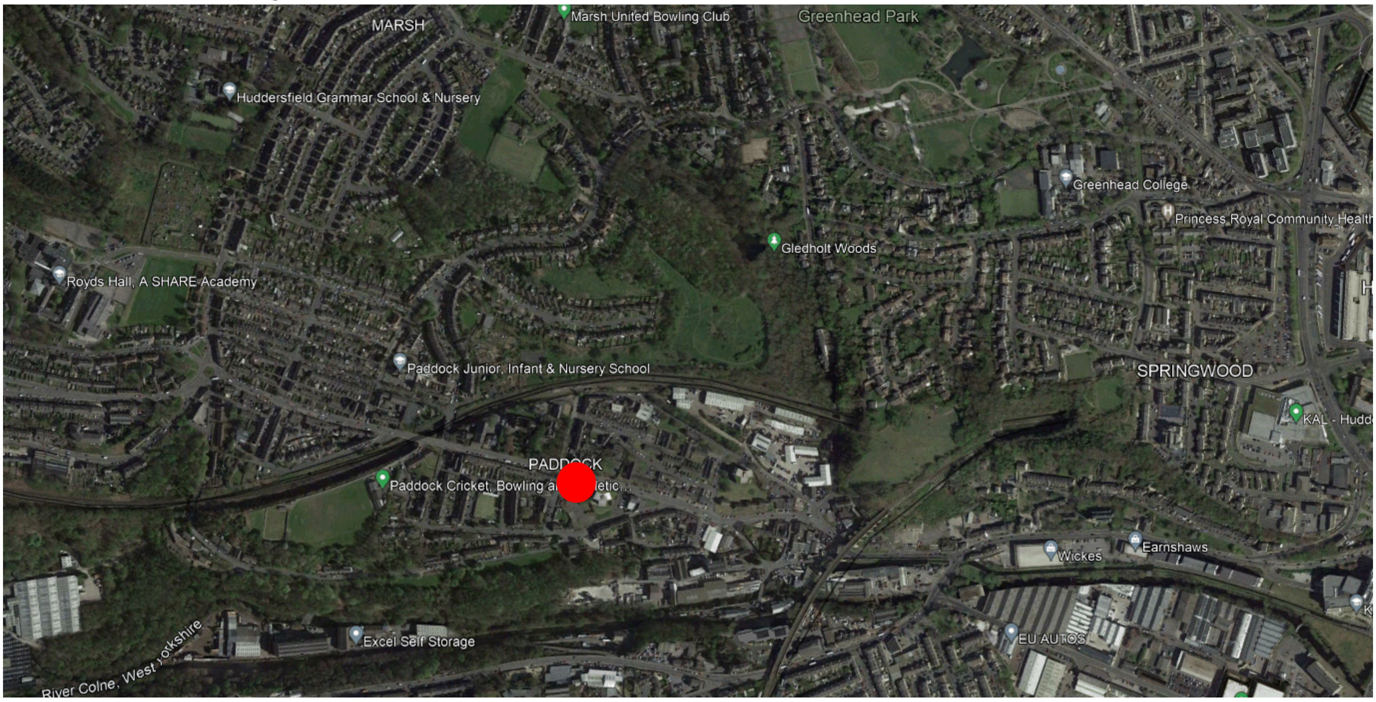
1. This statement has been prepared to support a planning application for the change of use of the Commercial Inn at 43 Church Street, Paddock, to create 5no residential units and two retail units.

2. The site is located within the Huddersfield urban area approximately 1.2km to the west of Huddersfield Town Centre.

Photograph1: Location of application site.



3. The site comprises the former Commercial Inn, which closed several years ago and has remained vacant. The building is on the southern side of Church Street, which runs through the centre of Paddock. The wider area is predominantly residential, with a terrace of houses immediately to the west of the property, and high-density residential development behind the building to the south. To the north on the opposite side of Church Street is a care home sat in large grounds.

4. The site sits between Paddock Local Centre, which is 275m to the west and Paddock Foot, which is 130m to the east. In policy terms the main considerations are Local Plan Policy LP48, which relates to the loss of valued community facilities, and Local Plan Policy LP13 which relates to main town centre uses.

5. The proposed development includes two retail units which are identified as being main town centre uses. Policy LP13 requires a sequential test for proposals which come forward for main town centre uses, which are outside the defined centre boundaries. However, the former use of the building as a

Public House is a main town centre use and as such the principle of main town centre uses in this location has already been established.

6. In relation to Local Plan Policy LP48, the wording of the policy explains that proposals which involve the loss of the valued community facility will only be permitted if it can be demonstrated that;

   a. There is no longer the need for the facility, or

   b. Its current use is no longer viable, or

   c. There is adequate alternative provision in the locality to serve the local community…..

7. In this case the Commercial Inn closed a couple of years ago as it was no longer a viable business. The Public House Industry has been in decline for many years, and for those that were struggling the COVID 19 pandemic was the final straw. The fact that the Pub was struggling is indicative that there was not the need for the facility. This has come about by changes in behaviours over the last thirty years, i.e., people socialise more at home rather than meeting friends in a Public House. Furthermore, the make-up of the local community has changed much over the last 15 years, with much of the population being predominantly Asian and with that change, the need for a Public House has declined.

8. These changes have resulted in the closure of other public houses in the area, with The Angel and the Royal Oak, to the west of the site both closing in the last couple of years.

9. For these reasons we believe the proposed development accords with part (a) and part (b) of LP48.

10. Notwithstanding the above, there are still drinking establishments available in Paddock, with the Paddock Institute and Conservative Club being less than 100m to the west of the proposed development site. There is also the Rising Sun PH approximately 200m to the east of the site, although the future of this Public House is not certain due to the lack of demand for such facilities.

11. We would therefore conclude that whilst there is alternative provision of similar facilities to serve the local community, there is clear evidence that there is no longer a need for public houses in the area.

12. This statement and the supporting information demonstrate that the proposed development accords with the Kirklees Local Plan and the National Planning Policy Framework.