

Sequential Test

The Site

31 Wharf Street
Savile Town
Dewsbury
WF12 9AT

This application is for the change of use of 57.5 sq.m of floorspace from a clothes shop to a café with a hot food takeout. The site is located approximately 275m from the boundary of Savile Town Local Centre (LCB46) and 600m from the boundary of Dewsbury Town Centre (TCB2) as designated in the Kirklees Local Plan, which was adopted on 27th February 2019. The site is also located within Flood Zone 2.

Currently, the premises are in use as a clothes shop (E(a) - Display or retail sale of goods, other than hot food) and the change of use would result in a café with a hot food takeaway (Use Class Sui Generis). The site is therefore subject to the town centre policies in the Kirklees Local Plan along with the principles in the Hot Food Takeaways SPD.

The business seeks to operate as a café with a hot food takeaway with opening hours restricted to 07:00 – 14:00 on Monday through to Sunday and does not follow the normal operating hours as you would expect from a typical hot food takeaway. The business will operate a simple menu and only use domestic style cooking. The business will therefore only open during the day and not on an evening and seeks to serve the local centre providing food and drink.

Delivery of Services Table

Principal Town Centre : Dewsbury

Principal Town Centre Role and Function

Provide for the shopping needs (particularly for non-food goods) of residents across Kirklees. The focus in Kirklees for the provision of financial and professional services; offices, entertainment; sport, leisure, arts, culture and tourism facilities; further and higher education; and health services.

Local Centre: Provide for top-up shopping and local services particularly food and drink.

Located within a local centre: Provide for top-up shopping and local services particularly food and drink.

A search of local sites within the vicinity of the site has been undertaken to seek alternative availability. The site has been assessed against all other available alternative sites which could be suitable for the proposed development.

Criteria for alternative sites have been identified and these criteria are based on the type of development proposed. These requirements are based upon the development of a café with a hot food takeaway as proposed within this application. The criteria for alternative sites have considered, availability, size, current uses, access and condition.

The list of sites below has been considered before the application site was chosen.

Good Food
Westtown
Dewsbury
Hanover Street
WF13 2QZ

This has opened as a travel agency.

The Good Karma Sandwich
665 Huddersfield Road
Ravensthorpe
Dewsbury
WF13 3LD

Closed for a long period of time and not available.

6 Calder Road
Ravensthorpe
Dewsbury
WF13 3JS

This is unavailable.

Havelock Street
Ravensthorpe
Dewsbury
WF13 3LU

No gas connection.

Property next to Pica Chillies
472 Huddersfield Road
Ravensthorpe
Dewsbury
WF13 3EP

This is unavailable.

453 Huddersfield Road
Ravensthorpe
Dewsbury
WF13 3JE

No gas connection.

18 Brewery Lane
Thornhill Lees
Dewsbury
WF12 9DZ

This is unavailable.

Dip Burger
Brewery Lane
Thornhill Lees
Dewsbury
WF12 9HU

This is unavailable.

Cafe Chall
Mill Street
Dewsbury

The phone shop next door is the owner and they do not want to rent the premises.

Fusionz Patisserie
6a South Stree
Saville Town
Dewsbury
WF12 9ND

This opens a few times a week, asked to rent for the alternative days but they were not interested.

96 Savile Road
Dewsbury
WF12 9LP

This is unavailable.

Bretfield Court
Dewsbury
WF12 9JJ

This is unavailable.

National Shop
7 Commercial Road
Dewsbury

Damaged internally and wanted a partner to repair and then rent, this was not economical for the type of business.

15 Halifax Road
Dewsbury

This is unavailable.

Royalz
Halifax Road
Dewsbury

Too big for my business.

61 Halifax Road
Staincliffe
Dewsbury
WF13 4AZ

Hamza Travel, told that the owner is not interested in renting the premises.

Chinese restaurant
Reform Street
Dewsbury

Currently being repaired and did not know when the works would conclude and was too large for the business model.

Having reviewed and assessed potential alternatives sites, it is concluded that there are no 'reasonably available' sites in the area that would be appropriate for type and scale of development proposed. Therefore, no 'reasonably available' alternative sites have been identified.

No 'reasonably available' alternative sites have been identified. The development proposals should therefore be considered by the LPA to satisfy the Sequential Test.