

## **PROPOSED CHANGE OF USE FROM LICENSED PREMISES TO OFFICES**

**Former Moldgreen Top Club  
15 Church Street  
Moldgreen  
Huddersfield  
HD5 9DL**

The planning application relates to former Moldgreen Top Club, which is located in Moldgreen, 15 Church Street. The former licensed area at ground floor has not been in use for approximately 7 years and the attached living accommodation has not been in use at least since the approval of planning application reference 2019/91974 - Demolition of working men's club and erection of 12 apartments (Granted July 2020). The premises are in state of disrepair and have been subject to break in and vandalism on a number of occasions during this period. The applicant purchased the property in July 2023. The proposal is to refurbish existing living accommodation at first floor (which has a separate entrance and circulation area at ground floor) and convert the former licensed area at ground floor into offices, which will bring the building back into use.

### **Policy LP13 Sequential Statement**

The building has obviously been very vulnerable whilst being vacant and has suffered from break in and vandalism. Approval of the planning application to convert the former licensed area at ground floor into offices will bring the whole building back into use. The intent is to rent out the offices to individual tenants i.e., solicitors, accountants, insurance brokers, surveyors etc. The nearest designated centre is the Local Centre of Moldgreen. A review of various lettings agents' websites identified there were no office space available to let in Moldgreen. The proposed office accommodation, whilst introducing a new use within the building, would allow the former licensed area at ground floor to continue to be used for commercial purposes. The offices would also help introduce office space within the locality and located less than 150 metres walking distance from Moldgreen Local Centre. Therefore, the proposal would support the vibrancy of an established existing local centre and would help economic prosperity.

### **Policy LP48 Statement**

The principle for the loss of the community use in relation to the policy considerations have already been established with the approval of planning application reference 2019/91974 - Demolition of working men's club and erection of 12 apartments (Granted July 2020) and planning application reference 2018/90964 - Change of use from licensed premises to extend living accommodation (Granted May 2018). It was considered that the club was no longer viable, there were other similar community facilities within the local area that serve local needs. There is the Ivy Green pub within approximately 300 metres walking distance from the proposal which is on a main bus route to Huddersfield Town Centre. The Moldgreen Liberal Club, Moldgreen Conservative Club and the Brooks Arms are also within approximately 300 metres walking distance from the proposal, as such there are no concerns with the loss of a pub in this location. Furthermore, the application site does not

appear to have been registered with the Council as an asset of community value. It was also noted that planning permission was granted in May 2009 under application reference 2008/93878, for the demolition of the Top Club and the erection of 9 apartments.