

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY DISTRICT - WIDE PLANNING COMMITTEE

11 JULY 2024

Planning Application 2024/90494

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Change of use of existing garage to business use (within a Conservation Area)

17, Ashfield Road, Birkby, Huddersfield, HD2 2XG

This update note relates to further received representations and a point of clarification in relation to recommended conditions. Set out as follows:

Further representations received

Since the publication of the committee report three letters have been received from third parties which raise the following comments in support of the development:

- Business in a perfect location to be able to walk to appointments.
- Services available at the business support health and wellbeing.
- Seen no impact on the increase of traffic in the daytime or in the evening.
- If driven to appointments, no issues with parking, the road is always clear / there have been no obstructions and been able to use one of the 2 off road parking spaces at the rear of the property.
- Never seen anyone else when attending my appointments as sufficient time is left between clients to ensure confidentiality and no overcrowding.
- There is no option to 'drop-in' as appointments are run strictly on a 'appointment only basis'.
- The business from the outside simply looks like a garage and in no way affects the character of the road or surrounding roads.
- Local enterprise that enables two people to generate an income.
- There is no indication (signage, advertising, etc.) that a business is even present at the premises.

- Well aware of the impact increased traffic can have, there is a Tennis Club in the square, and school traffic is often problematic in the area, but there is no impact on Oakfield Road. Saint Patricks parking issues impact George Avenue and Birkby Lodge Road and Crossley Heath parents tend to park on Birkby Hall Road, as do any overflow BUPA hospital patients.
- Never seen Oakfield Road busy with cars, and the only cars ever seen turning in the road are those using the post box at the end of the road.
- Hope that this small business be allowed to continue trading as it has been.

In relation to the comments regarding the operation of the business as a local enterprise and supporting customers health and wellbeing, these are noted.

Comments relating to customer availability to park and customer observations regarding the function of the business with regard to appointments have been noted. These are not considered to raise considerations further to those already addressed in the committee report.

In relation to other points raised, these reiterate supporting comments already addressed within the committee report.

Recommended Conditions

Members attention is drawn to the condition list set out at section 12.0 of the committee report. This list should also include a seventh condition, with condition no.7 recommended to restrict the hours of use to 8am to 8pm Monday to Friday and 8am to 3pm on Saturdays (as recommended within paragraph 10.23 of the committee report).
