

Address: Rosebank, 373 Manchester Road Huddersfield HD7 6DP

### About the application

Application number: 2024/91684	
What is the application for?:	Variation of condition 4 (opening hours) on previous permission 2007/93346 for c
Address of the site or building:	Marios Diner, 9, Peel Street, Marsden, Huddersfield, HD7 6BR
Postcode:	HD7 6BJ

### User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	No
<p>This business, with day and evening opening hours, will be an asset to the community. It has already, in the very short time since it opened in smaller premises, right from the get-go, thrived and rightly earned its popularity.</p> <p>An integral part of a community's economic, social and health wellbeing is a functioning 'hub'. Marsden's hub is starkly vulnerable because of the death of the industry, mill textiles, which not only supported the village of Marsden, but was the impetus of its development from a handful of hillside farms and cottage weavers two centuries ago. Situated at the terminus of residential development, cut off by the natural barrier of the moors, being 'last in line' it does not enjoy the advantages of much busier neighbour, Slaithwaite, which reaps commercial benefits from being en route to many areas: Golcar, Wellhouse, Bolster Moor and more.</p> <p>What it does have to offer as a consequence of its more isolated placement are areas of outstanding natural beauty and a charming village centre unspoilt by heavy traffic. In particular, no heavy lorries will ever have cause to use the village main street as a conduit, as is the case with Slaithwaite. Marsden's hope for survival as a community which is able to deliver employment and social opportunities lies in its viability as a leisure time attraction. It is justly famous as a paradise for walkers, cyclists and lovers of nature. Visitors contribute significantly to sustaining the businesses which are essential to the stability of the structure which all communities require: the village centre. Without this, communities die. An example is Netherton, which has lost, over the last 40 years: 2 bakers' shops, 2 butchers, a greengrocer, a hardware and ironmongery shop, a draper's, and more. Recent Kirklees community questionnaire responses are depressing, citing the decline of what was once a meeting place and the rising loneliness and sense of isolation. Marsden is a community which is to be commended for the proactive efforts of its residents: football, cricket, tennis, golf, gym, running and cycling clubs; Canal and River Trust, Marsden Park, Mountain Rescue volunteers; The Cuckoo's Nest community support charity shop; St Barnaby's Lunch Club and another at URC chapel; Marsden Relief Fund; The Mechanics, a registered charity running activities; Marsden Christmas Lights. Yet it is a village centre operating</p>	

charity running activities; Marsden Christmas Lights. Yet it is a village centre operating on a knife edge of commercial risk. The Post Office, bakery and two hairdresser shops have been for sale for several years - no buyers willing to take in such risky investments. Three cafés have recently closed.

The positive news is that newcomers to the high street, Peel St Social and Sass, delivering food and drink in comfortable and stylish settings have heightened the appeal of the centre, increased footfall, brought job opportunities and most importantly, have the approval of the residents, as does Oi Café.

To operate as a functioning business, Oi needs longer opening hours and an alcohol licence in line with those essential to this hospitality catering establishment: this is textbook basic commercial reasoning. Without these, it will not generate an income sufficient to cover its overheads. It must, and will, close. Losses all round will be subjected to: 1) the community; 2) visitors whose spending helps to sustain the other businesses in Marsden; 3) the hard-working owners who have invested their time and savings.

As for parity, the many opinions expressed that Oi Café is being discriminated against, given that other similar outlets in this location are being treated more favourably seem reasonable conclusions. It is hoped that Kirklees Council delivers in its duty to commercial establishments in appropriate locations regarding fair consideration and support for all businesses.

Note: Kirklees has approved extended opening hours and an alcohol licence for The Little Lock café, Marsden Lane, sited in a residential area of Marsden ten minutes' walk from any other shops, pubs and cafés.