

---

This short note is produced at the request of the local planning authority following the submission of a planning application (reference: 2025/90320) at the above-mentioned location.

The application is made by Stark Building Materials Ltd (owners of the Jewson brand) and seeks permission for a development of the following description (as set out in the accompanying application form)

*"Extension to existing warehouse; demolition of warehouse entrance canopy and southern section of existing warehouse; demolition of existing timber storage area and erection of replacement covered external racking area and associated works."*

The application site is located on St Andrew's Road in Huddersfield and is easily identified as the Jewson Builder's Merchant site. The Builder's Merchant is a retailer and distributor of building and construction materials, with a significant proportion being large and bulky items as evidenced by the site layout and the storage of materials.

The use of the site falls with the Sui Generis Use Class - as set out in the accompanying application form.

There are no changes to the existing 'sales area' and as evidenced by the description of development the proposals relate to increasing warehousing and storage.

The proposal therefore cannot be deemed to a 'main town centre' use as per the definition contained in Annex 2 (Glossary) of the National Planning Policy Framework (2024).