

About the application

Application number: 2025/90434	
What is the application for?:	Change of use and alterations to former public house to form dental surgery
Address of the site or building:	Shepherds Boy, 157, Huddersfield Road, Westtown, Dewsbury, WF13 2RP
Postcode:	WF14 9TB

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>The applicant has proceeded with significant alterations to the premises prior to obtaining the necessary planning permission. This includes the removal of key features such as the bar and chimneys, which are integral to the character and function of the public house. These actions undermine the principles of Policy LP48 of the Kirklees Local Plan, which seeks to protect and retain valued community facilities, including public houses. The policy clearly states that such facilities should not be lost unless it is demonstrated that they are no longer needed or viable. In this case, no such evidence has been provided.</p> <p>Additionally, the planning application has been submitted retrospectively, yet it inaccurately states that no works have been carried out. This misrepresentation contradicts the actual state of the premises, where significant alterations have already been made. This undermines the integrity of the application process and raises concerns about the accuracy of the information provided, which should be scrutinised in accordance with Kirklees Council's policy on retrospective applications.</p> <p>Policy LP48 explicitly requires that proposals involving the loss of a public house demonstrate that there is no longer a need for the facility and that alternative community uses have been considered. Given the historic and social value of the premises, as well as the lack of alternative provision in the immediate area, the premature removal of key pub features suggests an attempt to circumvent the policy without proper scrutiny.</p>	