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Planning Development

Planning Statement

Former Cask and Spindle, Abbey Road, Shepley, Huddersfield, HD8 8EL

Introduction and background

The Cask and Spindle public house has been closed since 2019 and is in need of complete renovation.

The proposals aim to comprehensively rejuvenate and re-open the pub, to combine the 'Great British Pub' with a unique and new indoor golf experience. The indoor golf centre (X-GOLF UK) will have a state of the art golf simulator which can be enjoyed no matter what the weather. The golf booth will be situated inside a rejuvenated premium traditional British pub offering a range of beers, ales, wines and cocktails, wood fired pizza and live sport streamed across multiple TV screens.

The type of golf simulator proposed (X-GOLF) ¹ would be the first of its kind in the UK, and possibly Europe. The applicant (Ossett Brewery) has an excellent reputation in the local area, and they consider the application site a perfect location to launch this exciting new indoor golf concept. There are currently 150 golf centres using X-GOLF in the USA and Australia.

The applicant's vision is to bring X-GOLF to the UK, making the golfing experience available to all in the community, no matter what age or ability. Huddersfield is home to 13 golf courses and the pub is located 3 miles from the renowned Woodsome Hall Golf Club, one of the most prestigious in Yorkshire.

If successful, the applicant intends to expand the concept to a further 5-10 sites within the next five years.

The proposals will involve over £1Million of investment and would create 22 full and part-time jobs.

Site Description

The former Cask and Spindle is a detached, part two and part single storey stone-built property located on the corner of the A629 Abbey Road and Station Road, on the northern edge of Shepley. The pub

¹ State-of-the-art indoor South Korean golf simulator. Market leading technology within 98% accuracy and delivering game insights. Direct measuring data including: ball spin rates, ball speed, ball direction, ball launch angle, club head path, club speed, first club impact position (detecting fat shot, topping), and unique X-GOLF controller, auto ball feeder and tee-up.

car park is located north of the building and is accessed via Abbey Road. To the north of the application site is a row of residential terraces, to the east is a small storage yard, to the south is Station Road beyond which is the railway line, and to the west is scattered dwellings and other properties, beyond which is open countryside.

Planning History

2020/90668 – Formation of external terrace with glass balustrade and timber trellis, formation of new extract cowl, internal alterations and landscape works – Approved but not implemented

98/92396 – Erection of various illuminated and non-illuminated signs – Granted

86/02603 – Layout of car parking spaces, revised access, revised planting areas and 6 no. lighting stands – Approved

86/02602 – Erection of illuminated signs - Granted

Policy Designation

The application site is located within the Green Belt in accordance with the Kirklees Local Plan Policies Map. The site is also within the SCR with sandstone and/or clay and shale Mineral Safeguarding Area.



Application Site – East Elevation

The Proposals

This application seeks planning permission for the erection of a single storey extension, formation of external beer garden, external building alterations and associated works.

The proposed extension would project from the existing west and northern elevations. The main part of the extension, which would incorporate the X-GOLF booth / simulator would measure 10.8m x 8m and would extend from the west elevation. The smaller part of the extension, which would incorporate the reception area, would extend out from the northern elevation by 3.6m, linking the main part of the extension to the existing external terrace. The extension would have a hipped roof design. The proposed materials are Yorkshire stone slip cladding and grey roof slates to match the existing. Three

windows and one door are proposed on the northern elevations with two windows proposed on the western elevation. An new external flue is proposed on the south-west elevation.

The proposed beer garden would be located adjacent to the northern elevation of the building and the car park. The layout of the car park is proposed to be altered, and the spaces would be re-marked. The altered car park would include 26 spaces including two disabled spaces.

The existing vehicular access from Abbey Road would be used, to include the retention of access to the rear of the terraced residential properties 110 – 120 Abbey Road. The existing and separate pedestrian access from Abbey Road would be retained.

Assessment of the Proposals

Green Belt and the Principle of Development

Paragraph 154 in the NPPF states:

'Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'

Local Plan Policy LP57 also states:

'Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and

d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.'

Referring to paragraph 154 c) in the NPPF and Local Plan Policy LP57a. the original building is as shown on the 1948 map extract below, and an old photograph also shows an extended element that has since been demolished (See Photo 1 below).

As can be seen on the 1948 map extract and corroborated by the Photo 1, the building originally extended to the west and to the north. It is noted that planning appeals have confirmed that the original building should be taken as that which existed in July 1948 (i.e. even if parts of the structure have since been demolished) – See Appendix 1 appeal example.

Part of the western extension shown in Photo 2 below is also therefore believed to be original with the other part of the extension having been added on at a later date. The original projection to north has been demolished at some point and then a later extension, as shown in Photo 3 below, has been added.



1948 Map



Photo 1: Old Photo of pub showing extended area to the north



Photo 2: Rear / Western Elevation



Photo 3: Side / Eastern Elevation

The proposed single storey extension is relatively small and is located to the rear of the building, thereby allowing the 'scale and character of the original building to remain dominant' when viewed from the public vantage points on Abbey Road, in accordance with Local Plan Policy LP57.

Furthermore, the proposed extension would be single storey and would be located at the rear of the building, so not easily visible from public vantage points and allowing the scale and character of the original building to remain dominant – i.e. the main two storey element of the pub.

The extension would also be situated between existing buildings (the pub and No. 6 Station Road). As a result, the proposed 'infill' development would not have a detrimental impact on the openness of the Green Belt.

It is therefore considered that in conjunction with consideration of the scale of the original building at 1948, the proposed extension would not result in a disproportionate addition over and above the size of the original building in this case.

Referring to Local Plan Policy LP57c. an external terrace was approved as part of an application in 2020 but was never implemented (ref: 2020/90668). Officers concluded that the 'proposal to create an extended outdoor terrace area to allow customers to drink and dine outside, would have minimal impact on the openness of the green belt.' The proposed beer garden – situated at ground level in this case and not raised - is therefore also considered to be acceptable.

The existing access and car park is proposed to be used and as such, there would be no greater impact on openness in this regard.

Referring to Local Plan Policy LP57d. the design of the extension in terms of scale, roof style, fenestration, materials (Yorkshire stone slip cladding and grey roof slate) and architectural detailing would be in keeping with the host building and as a result would not materially detract from its Green Belt setting.

Economic and Community Benefits

Paragraph 85 in the NPPF states:

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'

Paragraph 98 in the NPPF also states:

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'

Local Plan Policy LP48 states:

'Proposals will be supported for development that protects, retains or enhances provision, quality or accessibility of existing community, education, leisure and cultural facilities that meets the needs of all members of the community.'

The Cask and Spindle public house has been closed since 2019 and is in need of complete renovation. The proposals would see an investment of over £1 Million, to rejuvenate, expand and adapt the building to bring the pub back into viable use, with the creation of 22 full and part time jobs for the local area.

The applicant (Ossett Brewery) has an excellent reputation and proven track record for establishing new concepts and brands. The company owns 33 pubs and has carried out over 60 refurbishments in

the last 20 years. They have a proven track record for establishing new concepts and brands, and this development would combine the traditional British pub with the launch of the first UK's indoor X-GOLF experience, providing a social and recreational space for the local community of Shepley and beyond.

The proposed development would therefore provide economic and community benefits in accordance with paragraphs 85 and 98 in the NPPF and Local Plan Policy LP48.

Making Effective Use of Land

Paragraph 125 in the NPPF states:

'Planning policies and decisions should: d) promote and support the development of under-utilised land and buildings.'

This is echoed in Local Plan Policy LP7 which also states:

'To ensure the best use of land and buildings, proposals: b. should encourage the reuse or adaptation of vacant or underused properties.'

As mentioned above, the pub has been closed since 2019. The proposals would bring the pub back into use and the adaptation of the pub to incorporate a traditional pub, including a beer garden, and a unique indoor golf experience, would attract customers both locally and further afield.

The proposals are therefore considered to be acceptable in this respect and accord with paragraph 125 in the NPPF and Local Plan Policy LP7.

Community needs and accessibility

Paragraph 98 in the NPPF states: "To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community..."

Local Plan Policy LP48 (community facilities and services) states: "Community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres."

The proposals seek to re-open and community pub asset lost for 6 years, including introducing an original indoor golf function, thereby providing a valuable social and recreational facility. The rejuvenation of the pub also provides a highly accessible pub within easy walking distance of both Shepley and Shelley, and on a regular bus route (see further below).

Design and Visual Amenity

Local Plan Policy LP24 states:

'Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details.'

Paragraph 135 in the NPPF also sets out various design objectives, including the need to ensure that developments: function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character; and establish or maintain a strong sense of place.'

The proposed development is for the erection of a single storey extension, formation of external beer garden and associated works. The extension would be constructed using Yorkshire stone slip cladding with grey slate roof tiles. These materials would match the existing stone walls and roof sections. The hipped roof style and the window design and positioning would also be in keeping with the character and appearance of the host building. The extension, being single storey and located at the rear, would result in a subservient addition to the original building which would remain the dominant element.

The scale of the beer garden is also considered to be appropriate and in keeping with the size of the building it will serve. The beer garden would be located directly adjacent to the building, thereby maintaining a high degree of visual amenity. The existing car park and access are proposed to be used, allowing the development to function well without the need to add any additional areas of hardstanding. The trees along the northern and western perimeter of the site are also proposed to be retained. The trees soften the overall appearance of the site and would maintain a strong sense of place.

The proposed development is therefore considered to be acceptable in relation to design and visual amenity and comply with Local Plan Policy LP24 and paragraph 135 in the NPPF.

Residential Amenity

Local Plan Policy LP24 states:

'Proposals should promote good design by ensuring: b. they provide a high standard of amenity for future and neighbouring occupiers.'

This is echoed in paragraph 135 f) in the NPPF.

Paragraph 198 in the NPPF also states:

'Planning policies and decisions should also ensure that new development is appropriate for its location ... In so doing they should: a) mitigate and reduce to a minimum potential impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.'

The nearest dwellings which have the potential to be affected by the development are No. 6 Station Road located to the west of the site and No's 96-110 Abbey Road located to the north.

An external terrace was approved as part of an application in 2020 but was never implemented (ref: 2020/90668). Although smaller in area, the terrace was proposed to be located adjacent to the northern elevation in a similar location as the proposed beer garden. Officers concluded that due to the separation distance between the terrace and the neighbouring dwellings and the screening

provided by trees along the northern and western boundaries, there would be no detrimental impact by way of overlooking, subject to a restriction in use to no later than 10pm. It is considered the same principles can be applied to the proposed beer garden in this case.

The proposed extension would be located closer to No. 6 than the existing building. However, the extension is only single storey in height, and it would be screened by the trees along the western boundary. As a result, the extension would not cause undue harm in terms of outlook, privacy or overshadowing to No. 6.

The proposed opening hours are 12 Noon to 12 Midnight 7 days a week for the main pub and 9am to 9pm 7 days a week for the golf experience. These openings hours are considered to be appropriate and are likely to be little different to the operating hours of the pub when previously operating.

The proposals are therefore considered to be acceptable with regard to residential amenity and comply with Local Plan Policy LP24 and paragraph 198 in the NPPF.

Highway Considerations

Local Plan Policy LP21 states:

'New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe.'

The existing access from Abbey Road would be used to serve the development. Visibility at the access point is good in both directions along Abbey Road. A separate pedestrian access, south of the vehicular access is proposed. This would provide a safe route into the pub for customers travelling by methods other than the private car.

The proposed layout would provide 26 spaces (4 additional spaces) for staff and customer use. This includes two disabled spaces. The car parking provision is considered to be acceptable, and the layout of the car park would allow vehicles to turn within the site and enter and exit the car park in a forward gear.

The external beer garden offers customers the opportunity to eat and drink outside (weather permitting) but does not represent an intensification of use.

Bin storage is proposed at the rear of the property adjacent to Station Road. On bin day, the bins would be moved from the storage location to the front of the building via a path that runs down the side of the southern elevation. This situation remains unchanged from what previously existed.

The application site is situated in a sustainable location. Shepley railway station is only 0.2 miles away and the closest bus stops are located just outside the pub on Abbey Road. Buses from these bus stops run once an hour towards Huddersfield or Denby Dale (routes D2 and D3).

The proposed development is therefore considered to be acceptable regarding highway matters and accords with Local Plan Policies LP20, LP21 and LP22 and the aims of Chapter 9 in the NPPF.

Biodiversity Net Gain

Certain types of development are exempt from the mandatory biodiversity net gain requirements. This includes a development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m x 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

The Government guidance states that a development 'impacts' a habitat if it decreases the biodiversity value.²

The proposed development would be located on what is currently hardstanding / car park. All of the trees on site would be retained. Only a small section (less than 25 square metres) of on-site habitat would be removed. This area relates to part of a small area of shrubs / bushes located adjacent to the north elevation at the side of the property (the plans retain much of this shrub area).

The proposals are therefore considered to exempt from biodiversity net gain and therefore acceptable in terms Government Guidance and Local Plan Policy LP30.

Climate Change

A Climate Change Statement is submitted as part of the application. The following climate change mitigation measures form part of the development proposals:

- Recycling materials where possible.
- Locally and sustainably sourced materials to be used where possible.
- New extension to be constructed using rigid foam insulation in the floor, walls and roof structures.
- Rainwater harvesting to be considered.
- Improved ventilation and filtration systems to be considered.

The proposals would therefore likely have a positive impact on climate change and accord with Local Plan Policy LP24 and the aims of Chapter 14 in the NPPF.

Conclusion

This application seeks planning permission for the erection of a single storey extension, formation of external beer garden and associated works.

As discussed in the preceding paragraphs of this report, the proposed development would result in a vacant and disused pub being brought back into viable economic use through a £1 million + investment together with the creation of 22 full and part-time jobs for the local area.

The development is also considered to be acceptable in terms of Green Belt policy, and in relation to brownfield re-use, community needs, visual amenity, residential amenity, highway matters, biodiversity and climate change.

The proposals would combine the 'Great British Pub' with a unique state-of-the-art indoor golf experience which can be enjoyed by people of all ages and abilities in the local area of Shepley and beyond.

It is therefore respectfully requested that planning permission is approved accordingly.

² Understanding Biodiversity Net Gain

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