Consultee Comments for Planning Application 2025/91888

Application Summary
Application Number: 2025/91888
Address: Eden Banqueting, 297 Bradford Road, Batley, WF17 6HY
Proposal: Part change of use and alterations to Banqueting Suite to form a mixed short-term let / café restaurant use and associated works
Case Officer: Kerri Simpson

Consultee Details
Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police
Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ
On behalf of: West Yorkshire Police

Comments
Thank you for your request for consultation on the above application. The comments are made with the intention of reducing opportunities for future crime and antisocial activity which addresses our collective responsibilities outlined in Section 17 of the Crime and Disorder Act 1998, by creating safe and secure developments where people will want to reside, visit or work.

The recommendations are supported by the following guidance:
NPPF National Planning Policy Framework (Section 8. Promoting healthy and safe communities) https://www.gov.uk/government/publications/national-planning-policy-framework--2
Kirklees Council Planning and development policy
https://www.kirklees.gov.uk/beta/planning-and-development.aspx
Kirklees Local Plan https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-strategy-and-policies.pdf
Secured by Design www.securedbydesign.com
Crime Prevention Through Environmental Design (CPTED)

This advice is given as a view as to what measures might reduce the risk of crime; there can be no guarantee that the recommendations will prevent crime.

Before any measures are implemented you are advised to consider current Health and Safety Legislation, Planning Permission and consult with your local Fire Safety Officer or any statutory body that may require notification or consultation.

Site review

I have reviewed the submitted documentation available via the Planning Portal and liaised with relevant internal partners.

I also note the representations made by neighbours, all of which are objections.

With regard to the "Addendum to Design and Access Statement" document- the proposal is problematic from a Policing perspective, to say the least:

- "In the unlikely event that someone refuses to leave, the police will be notified" (p.3)- the site would be required to implement a civil eviction process with means to facilitate it rather than simply ringing the Police as this would generate unnecessary demand on resources. Police have limited powers to deal with such matters.
- "On-site staff presence including hours when staff/manager will be physically on site - 9am - 10pm" (p.3)- lack of staff/ management presence overnight is unacceptable. It is up to the management to take ownership of the site and provide active, capable supervision over the premises and guests.
- "The off-site security company will be available for a call from 10pm-9am with response times for on site call up being very small (within 5-10 minutes) as a security company will be appointed to manage the property." (p.3)- as per above.
- "The site will have CCTV installed with a third-party security company operating the cameras and calling the police out of hours, if required"- again, this demonstrates overreliance on Police resources rather than management taking ownership and providing capable guardianship onsite to supervise comings and goings, and react to situations in their infancy to prevent escalation.

In my opinion as a Police Designing Out Crime Officer, the new proposed use would stand in conflict with its immediate surroundings and have a negative impact on the residential amenity in the vicinity of the site. The site's management plan is deemed unacceptable, as outlined above. The site's proposed use and increased level of activity have already amplified fear of crime and reduced the sense of safety and community cohesion amongst local residents, as demonstrated within the neighbour representations.

Therefore, the proposal does not comply with Paragraphs 96 and 135 of the National Planning Policy Framework or Policy LP 24 of the Kirklees Local Plan 2019.

West Yorkshire Police object to this application and respectfully request that it is refused.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District