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Ms Molly Storer
Planning and Development Service
Kirklees Council
PO Box 1720
Huddersfield
HD1 9EL

29 August 2025

Ref: CVW/002/VA

Dear Ms Storer,

Re: Planning application 2025/91983 40 Peel Street, Marsden, HD7 6BW

We are writing as ward councillors in support of Cuckoo's Nest's planning application for the installation of a replacement shop front.

The existing shop frontage has weathered beyond repair and needs replacing. This assessment has been confirmed by evidence submitted by the applicant. Leaving the damaged frontage in place poses a greater risk to the conservation area than this sympathetic replacement.

The designs are in keeping with the existing frontage as much as possible. Double glazing needs more support than single glazing, and it is not possible to have exactly the same design as the existing shop frontage. A local joinery company has been used to produce the design, showing respect for traditional building methods and complementing the character of the conservation area.

The installation of double glazing will contribute to Net Zero by reducing energy consumption and costs, improving the sustainability of the business.

Other shop frontages and signage on Peel Street have a more significant negative impact on the conservation area than this thoughtfully designed proposal. All of these businesses contribute to Marsden being a thriving village centre, and the council should be supporting Cuckoo's Nest to contribute to the local economy in a similar vein. This aligns with Local

Plan Policy 10, which aims to improve “the economic performance of the rural economy ... by ... supporting the needs of small and medium sized enterprises”, and Chapter 7 of the National Planning Policy Framework which states that planning decisions “should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.”

Cuckoo’s Nest is a good example of the circular economy in action. The profits from the shop are reinvested in the local community, with grants going to support various groups. Granting this application will allow Cuckoo’s Nest to continue this great work.

Local Plan Policy 48 states that “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.”

Local Plan Policy 35 and NPPF Chapter 16 recognise that development affecting heritage assets can be permitted where public benefits clearly outweigh the harm. The substantial community benefits provided by Cuckoo’s Nest, combined with the minimal impact of this sensitive design, clearly meet this test.

The applicant has actively engaged with council officers throughout the pre-application process.

Yours sincerely

Cllr Harry McCarthy

Cllr Beverley Addy

Cllr Matthew McLoughlin