

PLANNING APPLICATION  
FOR USE OF VEHICLE SERVICE  
GARAGE AS AN MOT STATION  
(WITHIN A CONSERVATION AREA)

UNIT 2  
OLD RAILWAY GOODS YARD  
SCAR LANE  
MILNSBRIDGE  
HUDDERSFIELD  
HD3 4PE

ON BEHALF OF

JAKE'S MOTORS LTD

DESIGN AND HERITAGE STATEMENT

DATED: SEPTEMBER 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
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## 1.0 – THE SITE AND HISTORY

1.01 - The unit is located off Scar Lane within a group of buildings surrounded by general industrial land.



Photograph 1 - Entrance to site off Scar Lane

1.02 – The unit is currently used for vehicle servicing. The adjacent unit (1) is also used for vehicle maintenance and servicing, and the remainder of the existing buildings is utilised by a local brewer. There is also a new detached industrial unit on the South side of Unit 1, the tenant is to be confirmed.

1.03 – All the units are under one ownership.



Photograph 2 - Car mechanics with Brewery to right of image

1.04 - To the South of the site is a row of 3 terrace houses (42-46 Scar Lane).

## **2.0 – PROPOSALS**

2.01 – The proposals are to add an MOT station to part of Unit 2. There will be no external changes with all proposed works concentrated within the interior of the building.

## **3.00 - HERITAGE STATEMENT**

3.01 - The area is predominantly industrial, and the proposed extra use will certainly not harm the character and significance of the Milnsbridge Conservation Area.

3.02 – The use will be in line with the existing businesses and will have no adverse effect on the neighbouring units or setting of the Conservation Area.

## **4.00 - HIGHWAYS**

4.01 - The number of car movements will not significantly change. The unit is currently used for vehicle maintenance and servicing. The addition of an MOT bay will be in line with this use, with the benefit of offering customers an added service.

## **5.00 - ENVIRONMENTAL - NOISE**

5.01 - The proposals will not significantly increase the noise levels from the unit. There are houses adjacent to the Old Railway Goods Yard site, however they are screened by existing buildings or a substantial distance away.

5.02 - Hours of opening will be controlled to respect the neighbouring houses. These will be set at normal working hours i.e. 8.00 to 18.00 weekdays, and 9.00 to 13.00 at weekends.

## **6.00 - CONCLUSION**

6.01 - The proposals will be of no detriment to the conservation area setting.

6.02 - We therefore trust that Kirklees MC can support this application.