

Consultation Response from KC Policy
2025/92919 Camtex House, Quarry Road, Gomersal, Cleckheaton, BD19 4QX
Change of use and alterations to convert manufacturing warehouse to leisure facilities, retaining existing offices
Date Responded: 22.01.2026
Responding Officer:
Responding Ref:

This application is for the change of use and alterations to convert a manufacturing warehouse to leisure facilities and retain existing offices (Use Class E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink) at Camtex House, Quarry Road, Gomersal, Cleckheaton, BD19 4QX. The site is approximately 470m away from the nearest designated centre at Gomersal Local Centre (LCB18) as designated in the Kirklees Local Plan which was adopted on 27th February 2019. The Local Plan should be fully considered; however, the following response relates to specific Local Plan policies which are of particular relevance to the proposal and other policies that are not mentioned here may also apply.

Currently the site is vacant having previously been used for manufacturing and warehouse uses. The proposed development would change the use of a building to a leisure centre consisting of fitness studios, padel courts, a café/refreshment area, a rehabilitation centre, meeting and reception areas, accessible toilets and changing area and offices. It should also be noted that the café will be ancillary to the main use. The development would change the use of around 3,500 sq. m of floorspace and because the National Planning Policy Framework defines sport and recreation uses as a main town centre use, this proposal has to be assessed against Policy LP13 in the Kirklees Local Plan.

LP13 – Main Town Centre Uses
Part A

Part A of Policy LP13 defines the centre hierarchy in Kirklees and their roles and functions. The nearest centre is at Gomersal Local Centre and the role and function of Local Centres is to provide for top-up shopping and local services, particularly food and drink. Leisure uses such as the ones proposed in this application should be located in District Centres and Town Centres.

Part B – Sequential Test

Part B of Policy LP13 states that proposals which come forward for main town centre uses which are located outside of the defined centre boundaries will require the submission of a Sequential Test. Main town centre uses shall be first located in the defined centres, then edge of centre locations, and only if there are no suitable sites shall out of centre locations be considered.

Because this proposal is outside of a designated centre, a sequential test is required. With the NPPF defining edge of centre locations as being those within 300m of the boundary of a centre, this site is considered to be within an out of centre location.

More detail on the requirements of the sequential test are set out in paragraph 9.12 of the Kirklees Local Plan which states that evidence should be provided on the following:

- The business model for the development
- An appropriate catchment that the business would seek to serve in accordance with the Shopping Centre Hierarchy Table
- An appropriate audit trail of any sequentially preferable sites that have been discounted with a robust justification.

The applicant has explained that the business will provide leisure uses consisting of fitness studios, padel courts, a café/refreshment area and in their sequential test, they have provided more details on their needs including (but not limited to) 900 sq. m of floorspace and large open plan internal space. In

terms of study area, they have stated that the business will serve Gomersal along with Cleckheaton, Birstall, Batley and Heckmondwike.

In their sequential test, the applicant has listed the alternative sites located within nearby designated centres and potential edge of centre sites along with approximate floorspaces and all these sites would be too small to accommodate the proposed use. Planning Policy have reviewed the Council's occupancy data for designated centres within the catchment of the proposal and found that as of 2025, there are no premises within the designated centres in the catchment that are of a size that could accommodate the proposed use. Property listing websites have also been considered and again no sites within a sequentially preferable location have been found.

It is therefore considered that the sequential test is passed.

Part C – Retail Impact Assessment

With the application making provision for over 500 sq. m, a Retail Impact Assessment is required for a proposal of this scale and one has not been provided by the applicant. The applicant therefore needs to provide an impact assessment demonstrating that the proposal would not adversely affect designated centres within its catchment. The applicant will also need to demonstrate whether there are any other similar uses in the catchment which are located in sequentially preferable locations (i.e. within centres and on the edge of centres) which could be harmed by the proposed change of use.

Use Class E

It should be noted that under Class E, the proposed use could be changed to other uses within Use Class E (such as retail and other leisure uses) which could undermine the vitality and viability of nearby defined centres without needing a new planning application. It will therefore be necessary to have in place a restrictive planning condition that will prevent changes of use to other uses within Use Class E.

Conclusion

Whilst it is considered that the sequential test, the proposal cannot be supported without a retail impact assessment. Therefore, the applicant needs to prepare a retail impact assessment in support of the proposed development.