

Kirklees Council
Planning Services,
PO Box 1720,
HUDDERSFIELD,
HD1 9EL

24 Feb 2026

Your ref:

Our Ref: AFP755a

Dear Sir / Madam,

Proposal: Demolition of Commercial Building and redevelopment with food / drink unit with drive thru lane (use class E)

Site: B & D Bolts, Central Warehouse, Bradford Road, Batley, WF17 5LW

Planning Portal Reference: PP-14748008

Introduction

On behalf of the applicant, Darwen Investment Ltd, I hereby submit a full planning application for the demolition of an existing commercial building and erection of a food / drink unit with drive thru at former B & D Bolts premises, Bradford Road, Batley.

The proposal seeks permission for a new food / drink unit with drive thru lane (Class E) to replace the existing commercial structure on the site. The new building will maintain the established commercial use, providing retail / food-related floorspace with drive-thru lane as illustrated on the submitted drawings prepared by Jennings Design.

The Site

The application site (circa 0.25ha) comprises an existing 2 storey, pitched roof commercial building and associated hardstanding located on Bradford Road, Batley. The site is long-established in commercial use and sits within a mixed commercial and roadside retail context. Surrounding uses include a petrol filling station (24hour operation), retail units (Spar), and other commercial premises together with Park Road Junior School to the west and a dwellings to the rear (Bridge Street) at a higher level above the site.

The existing building is stone built with a floor area of circa 420 sqm GIA over 2 floors.

The site is not subject to any ecological, heritage, or landscape designations. There are no trees on the site and no known constraints that would prevent redevelopment.

The Proposal

The proposal involves demolition of the existing 2 storey commercial building and replacement with a single storey (4m in height) food / drink unit with drive through lane with an internal floor area of circa 210 sqm GIA. The new building is set back further into the site on the area previously used for parking in association with the previous commercial use. Some excavation works are proposed to site the building and drive-thru lane at the rear of the site.

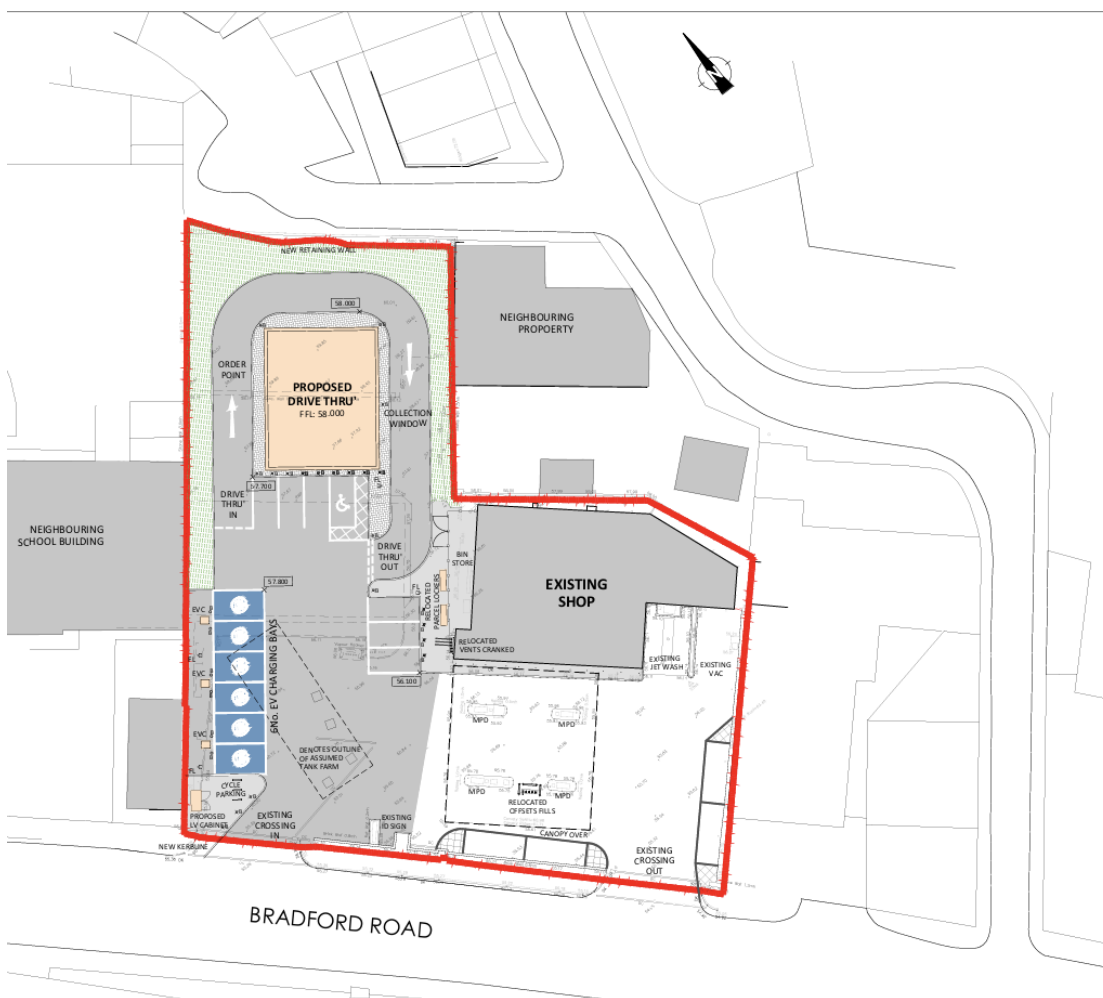
The building (13.9m x 11.1m) is designed to accommodate retail and/or food uses with a drive thru lane (Class E), as shown on submitted plans. The proposal will complement the existing petrol station / roadside use and the adjacent town centre.

The new building will be a modern design with flat roof, glazed frontage and isoclad wall panels with timber cladding.

The proposal will include 13 parking spaces, on which 6 are EVC and 1 is for disabled customers. The scheme includes landscaping to the side and rear of the site.

The site layout and building elevations (over page) are copied below:

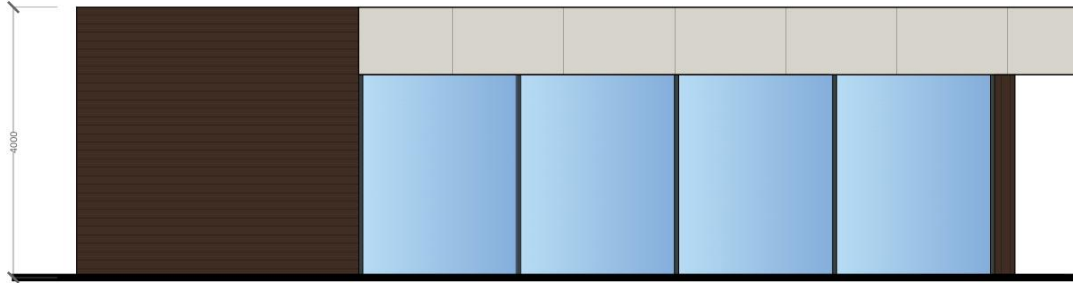
Site Layout



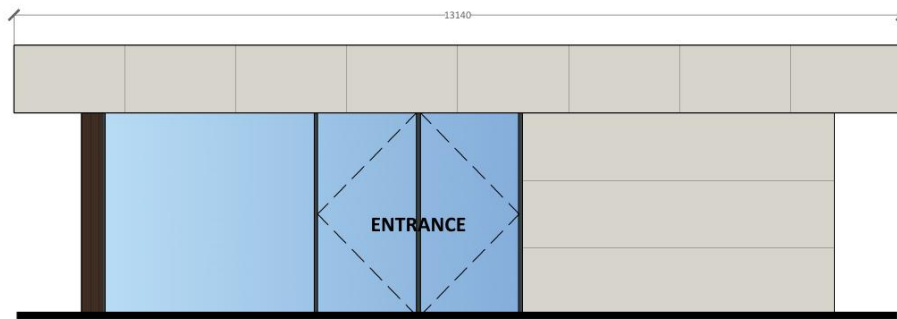


PLANNING
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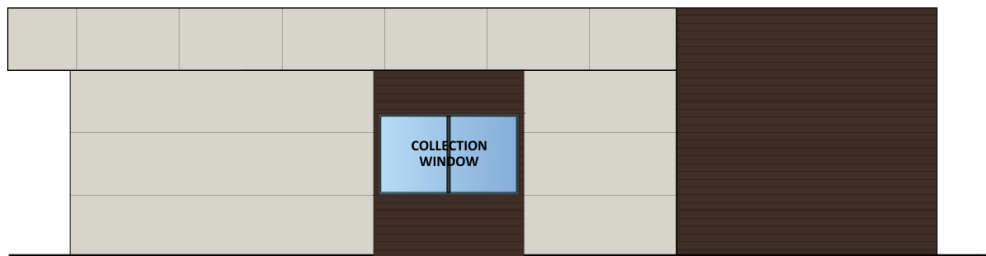
Building Elevations



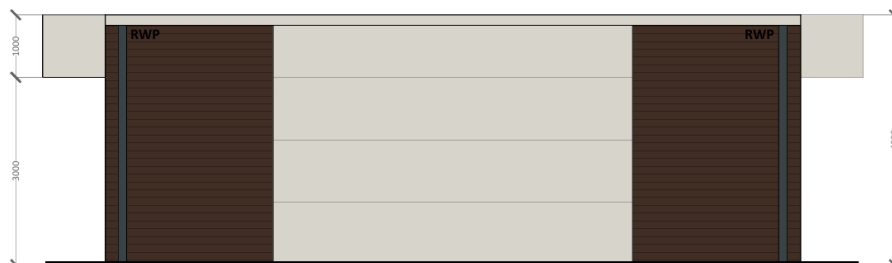
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION










PROPOSED BACK ELEVATION

The scheme includes associated works such as improved parking layout, EV charging bays, bin storage, and minor reconfiguration of site infrastructure. The development represents a modernisation of the site while maintaining its established commercial function.

Supporting Information

The application is accompanied by the following drawings prepared by Jennings Design:

-  Batley - 251072 - 200 Location Plan
-  Batley - 251072 - 201 Existing Layout
-  Batley - 251072 - 202 Existing Elevations
-  Batley - 251072 - 203A Proposed Layout
-  Batley - 251072 - 204 Proposed Elevations
-  Batley - 251072 - 205 Building Details
-  Batley - 251072 - 206 Ancillary Details

These provide full details of the proposed layout, elevations, materials, and building design. The planning case is set out in this letter whilst a CMRA is also submitted at the request of the LPA.

Planning Assessment

Introduction

This summary provides the planning justification for the proposed food / drink unit with drive thru (to replace the existing commercial building) at the former B & D Bolts site, Bradford Road, Batley. The development comprises demolition of the existing commercial structure and erection of a new Class E modern building to be used for retail and food-related purposes as shown on the Jennings Design drawings.

The proposal represents a modernisation of an established commercial site and is fully consistent with the National Planning Policy Framework (NPPF, December 2024) and the Kirklees Local Plan, including policies relating to town centre development.

Principle of Development

The NPPF 2024 supports economic growth and productivity (Section 6), effective use of previously developed land (Section 11) and proposals that improve commercial areas and supporting local centres (Section 7). The proposal will deliver new job opportunities on an accessible, previously developed site and represents investment in the local commercial infrastructure.

The proposal aligns with the aims of the NPPF by redeveloping an established commercial site to deliver modern, flexible Class E floorspace with drive-thru.

Town Centre and Commercial Policy Compliance

The site lies on the edge of Batley town centre within an established roadside commercial corridor where class E commercial retail and food/drink-related uses are already present. The proposal is therefore consistent with the Local Plan's approach to supporting appropriate commercial development outside designated centres.

Kirklees Local Plan policy LP13 (Town Centre Uses) reflects NPPF guidance and seeks to direct main town centre uses to defined centres and ensure development does not harm the vitality or viability of town centres (in this case Dewsbury as a Principal Town Centre). Developments to redevelop and improve existing commercial sites should be supported where impacts are acceptable. In this case, the proposed replacement building replaces an existing, larger commercial building with a greater Class E floorspace and there is a reduction in commercial floorspace (210sqm GIA existing to 130sqm GIA proposed) such that the proposal will not draw trade away from Batley town centre. The site already operates as part of a commercial cluster, and the proposal simply modernises this function of a scale appropriate for a roadside commercial location.

The proposal therefore complies with Local Plan LP13 and does not undermine the role or function of Batley town centre.

With regards the requirements for a sequential assessment, it is considered the proposal does not trigger the need for a sequential assessment under the NPPF (Dec 2024) or Kirklees Local Plan Policy LP13. The development comprises a replacement Class E building on an established commercial site, with a decrease of commercial floorspace (minus 80 sqm GIA). The class E use is not new, is appropriate to the roadside commercial context, and is not of a scale or format (including drive thru lane) that would reasonably be located within Batley town centre.

As such, the proposal is fully consistent with the Local Plan and does not introduce a new main town centre use, the sequential test is not applicable.

Design, Visual Impact and residential amenity

The new building is smaller in height, footprint and floor area than the existing two storey building. It will be appropriately scaled (4m height ensures its sits within the height of the existing petrol station forecourt canopy) and designed for its commercial setting with proposed materials (stone, composite cladding, glazing) providing a high-quality contemporary appearance. The design comprises a modern flat roof structure with glazed frontage. The development enhances the visual quality of the site and its wider layout compared to the existing building / layout with improved parking (including EV charging) and is therefore considered to accord with Local Plan Policy LP24.

With regards residential amenity, the main access and activity is fronting the main road. The adjacent PFS is a 24 hour operation and the nearest residential uses are located at a higher level to the north of the site. It is considered the proposed development will not give rise to any significant harm to the living conditions of local residents.

Highways, Access and Parking

The proposal does not propose any new access points but will improve circulation and servicing within the site together with parking provision. Parking increases from 7 to 13 spaces, including EV and DDA provision. The site is in an accessible location within the town centre and within walking distance of public transport. The scheme is therefore consistent with requirements of Local Plan Policy LP21 (Highways and Access).

Flood Risk and Drainage

The site is not within a flood risk zone with surface and foul water discharged to sewer as exiting. The proposal is therefore compliant with Local Plan Policy LP27 (Flood Risk).

Summary

The proposal represents a continuation of the existing lawful commercial use. The new, modern building is smaller (in height and footprint) than existing and will enhance the appearance and functionality of the site, providing modern food / / drink floorspace (class E) with drive thru lane that meets current operational and accessibility standards.

The design, scale, and materials have been carefully considered and are set out in detail on the Jennings Design drawings. The building will sit comfortably within its commercial surroundings and will not give rise to any adverse impacts on neighbouring properties, highways, or local amenity.

The proposal accords with the National Planning Policy Framework and complies with relevant policies of the Kirklees Local Plan, including those relating to design, sustainable development, town centre uses and economic growth.

Conclusion

The proposed replacement building will modernise the site, maintain its established commercial use, will not harm the vitality or viability of the adjacent town centre and delivers high-quality food/drink-related floorspace (Class E). The development is compliant with local and national planning policy, and there are no technical or environmental constraints that would justify refusal.

We therefore respectfully request that planning permission is granted.

In the event officers have any queries or require further information we respectfully request they contact the agent or applicant to discuss in advance of making their decision.

I trust that you have all the information required to validate the application and would be grateful if you can please confirm safe receipt of the enclosed application. If you require anything further in the meantime, please do not hesitate to contact the undersigned.


Yours faithfully


Alistair Flatman (MRTPI)
Director
Alistair Flatman Planning Ltd


Enc –


Application Form

Plans – Jennings Design dwgs


 Batley - 251072 - 200 Location Plan


 Batley - 251072 - 201 Existing Layout

 Batley - 251072 - 202 Existing Elevations

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CMRA