February 2026

HOT FOOD STATEMENT

REFURBISHMENT AND EXTENSION OF FORMER PETROL FILLING STATION AND CAR SALES PREMISES
FORMER ROCKWOOD GARAGE - WAKEFIELD ROAD, GRANGE MOOR, HUDDERSFIELD, WF4 4DS.

Job 2797

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HOT FOOD TAKEAWAY MATTERS

1. The Hot Food Takeaway SPD was adopted in September 2022. This links to policies LP16 and LP47 of the Local Plan. These deal with the following matters.

   Kirklees Local Plan

2. **LP16 - Food and drink uses and the evening economy** – primarily aimed at ensuring the concentration of food and drink and licensed entertainment uses are not located in a particular centre or part of a centre, where they would result in harm to the character, function, vitality and viability of the centre, either individually or cumulatively.

3. Whilst this proposal lies outside of a defined local centre the hot food takeaway element is still subject to part of this policy which is:

   b. the impacts of noise, general disturbance, fumes, smells, litter and late-night activity, including those impacts arising from the use of external areas;
   c. the potential for anti-social behaviour to arise from the development, having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and/or obligations;
   d. the availability of public transport, parking and servicing;
   e. highway safety;
   f. the provision of refuse storage and collection; and
   g. the appearance of any associated extensions, flues and installations

4. Policy LP47 deals with Healthy Lifestyles – Part j is most relevant here and states that Healthy, active and safe lifestyles will be enabled by: working with partners to manage the location of hot food take-aways particularly in areas of poor health.

5. In terms of the SPD itself the following factors are considered to be relevant and largely cover the points b-g in policy LP16.

6. **Policy HFT 1 Public Health Toolkit** – The proposal as it lies outside the recognised centres will be assessed using the Council's toolkit. A hot food takeaway will be refused permission if it is located within a postcode that has a combined points total above 20 (21 or above) across the seven indicators of deprivation, obesity and related health conditions out of a possible 42 (unless other material considerations indicate otherwise).

7. We await the assessment but believe other factors are at play in the determination of this application and we reserve the right to respond.

8. In terms of other policy elements of the SPD the following key points apply to this application.

- **Policy HFT2 – Town Centre Vitality and Viability –** None of the criteria apply to this proposal.
- **Policy HFT3 - Proximity to Schools –** The proposal falls outside the 400m distance and does not apply.
- **Policy HFT 4 - Noise abatement and extraction of odours –** All matters can be adequately dealt with by conditions, insulation or measures to suppress odours.
- **Policy HFT5 - Policy HFT 5 Waste Disposal –** See proposed plans **-** All matters can be dealt with by condition.
- **Policy HFT6 - Takeaway design and community safety –** The proposal is well removed from residential properties. Conditions can control the hours operation and impose noise management plans to minimise any adverse impacts. There are various examples across the district where this has been dealt with. We refer to a recent example at the Swan Service Station in Mirfield – Planning application 2025/90284.
- **Policy HFT 7 - Highway safety –** A full transport statement is submitted which addresses this matter.

Conclusion on Hot Food Takeaway Matters

9. The current proposal accords with both Local Plan policies and the aligned, adopted SPD for hot food takeaways in the Kirklees area.