

About the application

Application number: 2026/90783	
What is the application for?:	Erection of extension and refurbishments to former petrol filling station/car sa
Address of the site or building:	7, Wakefield Road, Grange Moor, Huddersfield, WF4 4DS
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
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I wish to submit a formal objection to the above planning application. I have lived in Grange Moor all my life and am very familiar with the proposed development site, formerly known as Rockwood Garden Centre. The site was redeveloped and has operated successfully for many years as Rockwood Garden Centre, contributing to the established character and use of the site within the local area. Recently, a BP petrol filling station was constructed less than one mile away on the same road. This modern facility provides a comprehensive range of services, including a large convenience store, hot food and drink (Costa), and a car wash, and is well established in meeting the needs of the local community. Having regard to the National Planning Policy Framework (NPPF): • Paragraph 8 sets out the three overarching objectives of sustainable development (economic, social, and environmental). • Paragraphs 84 and 85 support sustainable economic growth in rural areas but require that development does not undermine the viability of existing businesses without justification or evidence of need. • Paragraphs 110 and 111 require that development ensures safe and suitable access and avoids unacceptable impacts on the highway network. • Paragraph 115 confirms that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety. In this case, there is no clear or demonstrable evidence of unmet local need for an additional petrol filling station within such close proximity to an existing, modern, and well-established facility. The proposal would therefore result in an unnecessary duplication of services within a limited catchment area, contrary to the principles of sustainable development set out in the NPPF.	

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The development would not generate new demand but would instead divert trade from the existing BP facility. This raises concerns regarding economic sustainability and could adversely affect the viability of the existing petrol station, with potential implications for local employment.

From a local planning policy perspective, Kirklees Council policies seek to support sustainable economic development while ensuring that proposals do not result in unnecessary duplication of services or harm to the vitality and viability of existing facilities. The proposed development is considered contrary to these aims.

In addition, the introduction of another petrol filling station in close proximity to an existing site would increase traffic movements, turning activity, and conflict points on the local road network, giving rise to potential highway safety concerns.

Overall, the proposal is considered an unsustainable form of development which fails to demonstrate clear need, public benefit, or compliance with the principles of the NPPF or Kirklees Council planning policy. It represents unnecessary duplication of services, potential harm to local employment, and increased highway impacts without sufficient justification.

For these reasons, I strongly object to planning application 2026/62/90783.