

About the application

Application number: 2026/90791	
What is the application for?:	Change of use of furniture manufacturer and upholsterer to mixed-use site compri
Address of the site or building:	350, Huddersfield Road, Mirfield, WF14 9DQ
Postcode:	WF14 9DN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
<p>While I recognise the potential cultural value of such a facility, I have serious concerns regarding the suitability of this location for the proposed use and the significant adverse impacts it is likely to have on surrounding residents, businesses, and highway safety.</p> <p>1. Lack of Parking Provision</p> <p>The application proposes an 82-seat theatre but provides no dedicated parking provision for patrons or staff. This is wholly inadequate for a use of this scale and nature.</p> <p>The surrounding area comprises:</p> <ul style="list-style-type: none">-Residential properties with already limited private parking.-Active commercial premises that rely on access and space for operational use. <p>It is unrealistic to assume that visitors will not travel by car, particularly during evening performances, which will inevitably lead to overspill parking on nearby streets.</p> <p>2. Highway Safety and Traffic Impact</p> <p>The site is located on a busy main road, and the absence of parking provision will lead to:</p> <ul style="list-style-type: none">-Increased on-street parking along the main road and nearby side streets, plus a risk of people parking in the private business car parks in the surrounding area.-Vehicles stopping, manoeuvring, or dropping off passengers in unsuitable locations.-Increased congestion at peak times (arrivals and departures).	

This raises serious highway safety concerns, particularly:

- Obstruction of visibility for drivers.
- Increased risk of accidents due to erratic parking and pedestrian movement.
- Emergency vehicle access potentially being impeded to site and neighbouring premises.

3. Impact on Local Businesses

The commercial units opposite the site depend on unrestricted access for vehicles and heavy goods vehicles (HGVs). The proposed development risks:

- Blocking or restricting access routes.
- Causing delays or operational disruption to these businesses.
- Compromising safe manoeuvring of large vehicles.

This would have a direct and detrimental impact on established commercial operations, which the planning system should seek to protect.

4. Impact on Residential Amenity

The site is immediately adjacent to residential properties. The proposed use is likely to introduce:

- Increased noise levels (arrivals/departures, evening performances, congregation of patrons).
- Parking congestion in residential streets, the main road and around the surrounding businesses.
- General disturbance, particularly during evening and weekend hours.

Given the limited existing parking provision, this will significantly diminish the amenity of neighbouring residents.

5. Unsuitable Location for Proposed Scale of Use

An 82-seat theatre represents a relatively high-intensity use.

Without:

- Adequate parking provision
- A robust traffic management strategy
- Evidence of sustainable transport alternatives

It is difficult to see how the proposal can operate without material harm to the surrounding area.