

About the application

Application number: 2026/91738	
What is the application for?:	Change of use from retail to retail coffee shop and bar with alcohol
Address of the site or building:	6, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU
Postcode:	HD8 8DL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Please do not publish any postal address, e-mail address or personal details online Dear Planning Officer, I am writing to formally object to the above-referenced planning application for a change of use from retail to a bar and coffee shop. Having reviewed the submitted documents, I have significant concerns regarding the completeness of the application, its non-compliance with local planning policy, and the detrimental impact the proposal will have on the adjacent conservation area and surrounding residential amenity. My specific grounds for objection are detailed below: 1. Inadequate Documentation and Validation Concerns The application as submitted is fundamentally incomplete, making it impossible to fully assess the impact of the proposed development. I question how this application was validated given the following omissions: • Missing Floor Plans: There is no existing floor plan provided to serve as a baseline for the proposed changes. Furthermore, the proposed floor plan illustrates a staircase, but it is entirely unclear where this leads. Clarification is required as to whether this serves a mezzanine level and if this will be utilised as additional floor space in the future. • Missing Elevations: Neither existing nor proposed elevations have been submitted. This is highly irregular for a change of use that will inevitably require external alterations such as signage, beer cellar cooling, occupancy ventilation and kitchen extracts, all of which need to be shown to understand the potential impact. 2. Impact on the Historic Setting and Conservation Area As the site sits on the boundary of a conservation area, any external alterations must	

As the site sits on the boundary of a conservation area, any external alterations must be rigorously assessed for their impact on the historic setting. The lack of proposed elevations obscures several inevitable external changes:

- **Signage and Lighting:** Details regarding external signage, security/ambient lighting, and any proposed external seating areas have been omitted.
- **MEP and Ventilation Equipment:** The transition to a bar and coffee shop will require substantial mechanical, electrical, and plumbing (MEP) infrastructure. A beer cellar necessitates a large external AC cooling unit. Furthermore, upgrading the existing "tea point" to a commercial catering kitchen capable of food preparation (for on- and off-premises sale) will require high-specification extraction and ventilation flues. These external additions will severely impact the visual amenity and the setting of the conservation area.

3. Discrepancies in Gross Internal Area (GIA)

There is a significant discrepancy regarding the size of the premises. The application form states the floor area is 140 sq.m; however, dimensions taken from the submitted plans suggest a GIA of around 175 sq.m.

- This calculation assumes the ambiguous staircase does not lead to an additional mezzanine floor, which would increase the GIA further.
- This underrepresentation is critical, as surpassing the 150 sq.m threshold may trigger additional relevant policy requirements and impact the required application fee.

4. Non-Compliance with Policy LP13 (Sequential Testing)

In accordance with Kirklees Local Plan Policy LP13, the proposed site sits outside the identified district centre on the policy map.

- The applicant has failed to provide the required sequential test or robust justification demonstrating why this out-of-centre location is acceptable.
- There is no assessment of the potential negative impact this development would have on the vitality and viability of the established district centre along Commercial Road.
- Introducing a licensed pub/bar into the middle of a predominantly residential area is fundamentally inappropriate and constitutes an unacceptable expansion of the night-time economy into a residential zone.

5. Detrimental Impact on Residential Amenity

The application completely fails to address the operational impacts of a licensed bar and commercial kitchen on the immediate residential surroundings:

- **Noise Assessment:** No details have been submitted regarding noise generation (e.g., music, late-night dispersal, and external plant equipment) and how this will be mitigated to protect the amenity of nearby residents.
- **Odor Management:** No information has been provided on how kitchen odors will be extracted, filtered, and managed.
- **Crime Impact Assessment:** Given the introduction of alcohol sales and late-night

opening hours, the absence of a Crime Impact Assessment detailing how antisocial behaviour will be mitigated is unacceptable.

6. Access and Public Realm Safety

The plans lack clarity regarding the front entrance and its interaction with the public footway. It is unclear if new steps are being introduced to manage level changes, whether handrails and guarding will be necessary, or if access requires crossing adjacent land not included within the redline boundary.

7. Highways, Traffic, and Waste Management Concerns

Furthermore, the application lacks critical details regarding highway safety, parking provision, and commercial waste management.

- **Delivery and Servicing Arrangements:** The plans do not outline how commercial deliveries will be safely facilitated. Station Road is frequently heavily parked, which already reduces the approach to the Commercial Road junction to a single-width carriageway and causes traffic to back up. Attempting to accommodate commercial delivery vehicles in this constrained area will inevitably exacerbate existing highway safety risks.
- **Inadequate Parking Provision:** The application fails to identify designated parking for the three proposed additional employees, nor does it address where visitors are expected to park. Introducing further demand into an area with pre-existing parking constraints is unacceptable.
- **Traffic Generation and Taxi Dispersal:** The proposal does not address the inevitable increase in local congestion during peak operating hours. A clear traffic management strategy is required to handle taxi drop-offs, pick-ups, and deliveries.