

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
I am writing to formally object to the above application, having previously submitted a general comment. My objection is on the following grounds: 1. Traffic and Parking Station Road already suffers from significant traffic and parking pressure. A licensed premises operating as a coffee bar during the day, and potentially as a bar in the evening, will generate materially increased footfall and vehicle movements at a location that cannot accommodate them. This is not a hypothetical concern: a previous change of use application within the same building complex, reference 2018/62/91539/E, was refused on the grounds of inadequate parking provision (Decision Notice 2018/62/91539/E0/NT). The current proposal does not resolve that underlying parking constraint, and approving it would be inconsistent with that recent precedent for the same site. 2. Noise and Impact on Residential Amenity The application site, although in commercial use, sits in isolation within a predominantly residential part of the village. It is bounded on all sides by domestic dwellings, and the rear of the building directly overlooks a number of residential gardens. At present, aside from occasional traffic noise and some music and conversation drifting from existing bars nearby, the area is quiet in the evenings and at weekends. Introducing a new licensed premises at the centre of this residential setting — rather than at its periphery, where existing bars are located — would fundamentally change the character and amenity of the area. Noise from music, conversation, and patrons will not be contained within the building, particularly if outdoor seating is provided to the front, and will be a direct source of nuisance to neighbouring residents, as existing licensed premises in the vicinity already are for some. This represents a clear conflict with the prevention of public nuisance and the protection of residential amenity, both material planning considerations.	

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3. Suggested Conditions — Restriction of Outdoor Use and Music

Should the Local Planning Authority nonetheless be minded to grant permission, I would ask that consideration be given to imposing conditions restricting:

the use of the outdoor area by customers to no later than 9:00 pm, regardless of the premises' general licensed hours; and
the playing of amplified music to no later than 9:00 pm.

These conditions would materially reduce the impact of noise disturbance on neighbouring residents during the evening period without preventing the business from operating during the day and early evening.

4. Durability of Any Mitigation

Even if the current applicant is willing and able to manage the impacts set out above through goodwill or informal practice, there is no guarantee that this would be maintained by future operators of the premises. Any permission granted should therefore be supported by robust, enforceable conditions (e.g. on hours of use, outdoor seating, and noise management) that bind the use of the site regardless of who operates it in future, rather than relying on the current applicant's intentions alone.

For these reasons, I respectfully ask the Council to refuse this application, or, should permission be granted, to impose the conditions outlined above.