

Consultation Response from KC, Highways Development Management
2026/91738 6, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU
Change of use from retail to retail coffee shop and bar with alcohol
Date Responded: 20 July 2026
Responding Officer: Sheila Henley
Responding Ref: 17-22/41

Recommendation: No objection.

Plan Ref: Block Plan; Proposed Floor Plans.

The proposal is for a café bar.

The proposal site is close but outside of the town centre boundary but accessible for sustainable travel for walking and cycling with bus stops within 400m with regular Monday to Saturday bus services.

The installation of cycle parking would further support policy LP20 and encourage mode choice and Active Travel, but there appears to be insufficient space for storage within the site for staff as well as outside for visitor use.

Access and egress are to be retained from Station Road. These are shared with adjoining premises.

Within the proposal site, the forecourt is to be retained. This would provide space for small scale servicing of food, drink, and sundries etc, such as by a car or small van. Bin storage is not identified but could be accommodated within the premises or forecourt for kerbside collection.

There is no on-site parking. Kirklees does not have parking standards and seeks to ensure that parking provision is appropriate to the needs of a development and not reduced below a reasonable level. For those Councils that do have parking criteria, the number of car parking spaces for café bars is based on an assessment on the amount of customer floorspace, number of staff as well as level of accessibility and proximity to the town centre. Typically, higher levels of accessibility require operational levels of parking and none for customers. These circumstances are found at this proposal site; it is accessible and has a relatively small customer floor area. Whilst, it is proposed to have four staff FTE's, they are unlikely to be on site all at the same time due to shifts and may not all travel by car. For those that do travel by car, there is limited on-street space available outside the units where this proposal site is to be located, and any parking would be on a first come first served basis but is constrained by the road width. Parking and waiting restrictions apply nearby too.

The proposal does not raise significant issues for road safety or network functionality. It would be known that there is no or limited on-street parking at the site. The premises of a café bar are small scale, and there is scope for linked walking trips to and from the centre of Skelmanthorpe or the locale. Separate licencing regulations would cover its operation.

Accordingly, the proposal is acceptable from the highway perspective and no objection is raised.