

DC Admin

From:
Sent: 17 July 2026 13:33
To: DC Admin
Subject: Planning Application number 2026/62/91738/E - Representation re change of use of premises

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kirklees Planning Service,
Civic Centre 3,
PO Box B93,
Huddersfield
HD1 2JR

17th July, 2026

Dear Planning Department/Case Officer,

Planning Application number: 2026/62/91738/E - Representation re concerns to change of use of premises at 6 Station Road, Skelmanthorpe

As a long standing resident of Skelmanthorpe and living in close proximity to the premises at 6 Station Road, I have seen the emergence of several housing developments within the past few years, both on and adjacent to Station Road, resulting in increased traffic flows in both directions along this road.

The number of cars/vans parking on Station Road has also increased to the extent that it is now extremely difficult if not impossible, for vehicles to pass in each direction at the same time, particularly the section leading to the junction with Commercial Road, the main road into the village. For drivers of large vehicles, including tractors which regularly use this road, the difficulty is even more acute.

Further evidence of the narrowness of the road leading from the premises at 6 Station Road to the junction with Commercial Road can be seen on a daily basis, where some vehicles are regularly parked on the pavement.

With this in mind, my **first concern** relating to the change of use of the premises at 6 Station Road to a coffee shop and bar with alcohol, relates to the significant lack of parking and a danger of increased congestion along Station Road, if even a small number of people from within and outside the village, wish to drive and park near to the proposed new bar.

My **second concern** relates to the increase in noise that I and my neighbours are likely to experience, which is naturally generated when a large number of people gather together in one place. I am particularly concerned that if the proposal to open the Bar is accepted, the noise level, particularly if the doors to the front and windows to the rear of 6 Station Road are opened, would affect the quietness/peace that I and local residents have enjoyed over many years.

Currently, workmen working in the building have already opened the rear windows to gain fresh air/expel hot air, suggesting ventilation difficulties. If permission is given to open the bar, it is highly probable that the windows will be open seven days per week to ventilate the premises, particularly in times of extreme heat, to the detriment of local residents in relation to noise levels mentioned above.

I hold it important to be a good neighbour and would never wish to interfere with the lawful enjoyment of others. It should however be noted, that over at least the past forty-six years, many residential properties have been built around what was originally a garage, a section of which is now designated as 6 Station Road. The prospect of additional noise is more of a concern now than it would have been decades ago, before houses to the front, side and rear of the building were built.

My **third concern** relates to proposal to cook food on the premises. The proposed plan shows a new kitchen area near to the toilets at the entrance to the premises. What is not evident, is any kind of filtration to prevent cooking odours from escaping and pervading nearby properties. If part of the answer lies in opening the windows to the rear and doors to the front of the premises, this would again particularly and significantly affect the rights to clean air of residents with properties on all sides of the building.

My **fourth concern** relates to disposal of waste and the storage of empty alcoholic drink bottles and/or kegs. There is little to no space outside the premises for a commercial waste bin and equally little space for the storage of empty bottles/kegs. The proprietor may have a solution for this, but if not, the very small frontage could become unsightly and restrict the movement of people entering and exiting the building.

My **fifth concern** relates to an emergency evacuation of the premises. The plans appear to show double doors at the entrance and then a single door leading to the bar area. In an emergency, this may cause a crush problem if people needed to leave the premises quickly, as the only route out is through these doors. If again in an emergency, potential customers attempted to vacate the premises through the back windows, there would be a dangerous drop into a garden below.

Everyone has a right to enjoy themselves and it is equally important that the rights to the peaceful enjoyment of residential property and ease of movement on nearby roads by longstanding residents, is taken into account when considering the above Planning Application.

With regard to the concerns stated above, I strongly oppose the proposal to change of use of the premises at 6 Station Road from retail to a Bar selling alcohol.