

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
6 Station Road, Skelmanthorpe, Huddersfield, HD8 9AU 2026/62/91738/E We have reviewed the additional information recently published on the planning portal, specifically the revised ground floor plan detailing internal alterations. Upon careful examination, we have serious concerns regarding the accuracy of the drawings, as it appears the details may have been materially altered to circumvent relevant planning policy requirements. Accurate, to-scale drawings are a fundamental requirement for any planning application, however, a comparative assessment of the latest plans reveals that the overall building footprint has been significantly altered from the previously submitted plans, with both the width and length of the property reduced by approximately 1.6 metres, and previous dimensions have been omitted. This apparent manipulation seems intended to artificially reduce the overall floor area to fall below the 150 sq.m threshold and altered to avoid addressing the relevant planning policy requirements. In the absence of reliable and correct drawings, this application should not be permitted to proceed, as undertaking a consultation process based on fundamentally flawed information undermines the integrity of the entire planning process. We strongly request that the scale and dimensions of the submitted drawings be independently verified before any further consultation is undertaken. The submitted drawings reference a new boundary treatment on the front elevation; however, they omit critical details regarding its proposed design, appearance, and overall height. It is noted that this boundary treatment has already been installed without the required planning permission, necessitating a retrospective application to regularise the works. Because the structure sits on top of an existing low-level wall, its total height exceeds one metre. As it directly fronts an adopted highway, this presents an immediate highway safety concern by obstructing the visibility splays for vehicles reversing from the adjacent parking spaces onto Station Road. Consequently, the Highways Authority should be re-consulted to assess this matter. On the revised drawings the following points should be noted. • Shared Parking Boundary: The plans indicate shared parking spaces. If the applicant holds shared rights to these spaces, they must be encompassed within the redline application boundary.	

application boundary.

- **Off-Licence Annotation:** The drawings incorrectly reference an off-licence. As the village store is no longer operational, the plans should be updated to reflect the current site conditions.
- **Omission of GA Plans:** Stairs providing access to a first-floor office/store are shown, yet the corresponding General Arrangement (GA) plans have not been provided. The submission of these plans should be a prerequisite for application validation.
- **Rear Egress Window:** The proposed rear egress window is unacceptable, as it would require access over third-party land and is not compliant with current legislation.
- **Kitchen Usage Clarification:** The kitchen is currently labelled as an "existing staff kitchen." Please clarify whether this facility is restricted solely to staff use, or if it will be utilised for the commercial preparation and sale of food on-site. On the planning forms it clearly states, sale of food and drink for consumption on the premises.
- **Internal Drainage Configuration:** A new drain and manhole connection are proposed within the building's interior. Please confirm whether this design is acceptable to Yorkshire Water. Furthermore, this arrangement raises significant environmental health concerns regarding the risk of drains backing up and surcharging into the building. On the planning forms it states that there will be no new connections when clearly there will be.
- **Waste Storage and Trade Effluent:** On the planning forms it states that there will be no waste storage on site or any trade effluent, please confirm how a business of this nature can operate without any waste.