

### About the application

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| 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

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| Type of comment: An objection                                         |     |
| Do you wish your comments to be published on the website anonymously? | Yes |
|                                                                       |     |

I object to the proposed change of use. My concerns centre on severe highway safety risks, inadequate parking, and the adverse impact on residential amenity. That said, I have also made a suggestion of a proposed way forward should the council be minded to approve this application.

#### 1. Highway Safety & Parking Deficit

- **No On-Site Parking:** The proposed coffee shop and bar will attract longer-stay visitors than the previous retail unit, generating substantial parking demand without any dedicated spaces.

- **Dangerous Location:** The site sits on a residential road with a gradient and a blind corner, already governed by double yellow lines and a "Keep Clear" marking. Unrestricted visitor parking will severely obstruct visibility and pedestrian-vehicle safety. A previous application for these units was rejected (2000/62/93602/E7) due to anticipated parking issues.

- **Precedent & Policy:** Kirklees' Local Plan mandates avoiding inappropriate kerbside parking and conflicts.

#### 2. External Courtyard & Traffic Intensity

- **External Seating:** An external customer courtyard has already been built immediately adjacent to the highway/pavement. This will concentrate patrons right beside a busy residential road, exacerbating noise, obstruction, and pedestrian-vehicle friction.

- **Increased Traffic:** The use will introduce frequent short-duration vehicle movements, drop-offs, deliveries, and evening activity, altering the character of the street.

#### 3. Noise, Disturbance & Amenity

- **Evening & Alcohol Impact:** Operating until 22:00 (Monday–Sunday) with alcohol sales and music will create cumulative noise and disturbance from patrons arriving/leaving, vehicle doors, and taxis.

- **Conservation Area Proximity:** The site is directly opposite a Conservation Area, making the preservation of local character and residential peace vital.

- **Air Quality:** Increased vehicle circulation, idling, and searching for parking in surrounding residential streets will negatively impact local air quality.

#### Conclusion & Requested Mitigation

The combination of an intensive customer-facing venue, zero parking, and hazardous highway geometry creates unacceptable risks.

I request that planning permission be refused on highway safety and residential amenity grounds.

If planning permission is granted, I request that it be conditional upon the implementation of robust highway safety mitigation. This should include the Council formally progressing a Traffic Regulation Order to introduce double yellow lines on both sides of Station Road from Commercial Road through to Wood Street.