

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
Dear Planning Officer, I wish to formally object to planning application 2026/62/91738/E for the proposed change of use of 6 Station Road, Skelmanthorpe, from retail premises to a coffee shop and bar serving alcohol. My main concern is the complete lack of on-site parking. The premises has no dedicated spaces, meaning customers and staff would rely entirely on Station Road and the surrounding streets, where parking is already severely congested. Vehicles regularly park along the road and on pavements, creating difficulties for pedestrians and reducing visibility. When exiting The Foldings, Elm Gardens, Elm Street and Strike Lane, visibility onto Station Road is already severely restricted by parked vehicles. Increasing parking demand from a coffee shop and bar would make this situation worse and could create a significant highway and pedestrian safety risk. I am particularly concerned about increased: parking congestion; pavement obstruction and difficulties for pedestrians, wheelchair users and those with pushchairs; parking close to junctions and reduced visibility; obstruction to residents and other road users; and difficulties with the safe movement of traffic. This is not simply a theoretical concern. There is already significant parking pressure on Station Road, and the additional demand generated by the proposed business would inevitably add to the problem. I would also ask the Council to consider the nature of the support being obtained for the proposal. I understand that the prospective owner has been contacting former clients to encourage support. While people are entitled to express their views, many of	

clients to encourage support. While people are entitled to express their views, many of these individuals do not live in the village and therefore do not experience the existing parking and highway problems on Station Road. Local residents who live with these issues every day should, in my view, be given appropriate weight.

I am also concerned that the premises is already being substantially refurbished and that alcohol has apparently been delivered in anticipation of the venture proceeding. The delivery vehicles themselves create an additional hazard. I experienced this recently when a lorry delivering alcohol caused further obstruction and parking difficulties on Station Road. If the business becomes operational, regular deliveries by larger vehicles could further restrict an already congested road.

I appreciate that refurbishment and deliveries do not determine the planning merits of the application, but I believe these circumstances demonstrate the potential practical impact of the proposed use.

I respectfully ask that the Planning Authority and Highways team assess the actual existing parking stress and highway conditions in the immediate area, rather than simply considering whether on-street parking technically exists. The fact that vehicles can park on the street does not mean that there is spare capacity, particularly when vehicles are already obstructing pavements and restricting visibility.

For these reasons, I respectfully request that the application is refused due to the likely unacceptable impact on parking, highway safety and pedestrian safety.