

About the application

Application number: 2026/92242	
What is the application for?:	Change of use of ground floor to retail unit convenience store with sale of alco
Address of the site or building:	Village Stores, 6A, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU
Postcode:	HD8 9AU

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Dear Planning Officer, Re: Planning Application 2026/62/92242/E – Formal Objection I am writing to formally object to planning application 2026/62/92242/E. My objection is not to the general principle of a local shop operating from the premises. My main concerns are the proposed opening hours of 08:00–22:00, seven days a week, the existing and serious parking and highway safety problems, and the potential impact on noise, disturbance and litter affecting neighbouring residential properties. Proposed opening hours My strongest concern is the proposed 10:00pm closing time. I am therefore particularly concerned about customers arriving and leaving during the evening, when neighbouring residents would reasonably expect a quieter environment. When the premises previously operated as a general local shop, I personally experienced disturbance including: people talking and shouting outside; young people gathering and sitting on the wall; car doors being slammed; and general coming and going around the premises. These are observations I am concerned that an off-licence type use could generate greater customer activity, particularly during the evening. Extending opening hours until 10pm every day would also introduce two additional hours of activity during a time when children may be sleeping. I therefore ask the Council to consider whether the proposed hours are compatible with the residential amenity of neighbouring properties. If permission is granted, I strongly request that opening hours are restricted to 08:00–20:00, Monday to Sunday. This would still allow the business to operate for 12 hours every day while significantly reducing the potential for late-evening disturbance. Existing parking and highway safety problems	

Existing parking and highway safety problems

My other major concern is the existing parking situation immediately around the premises.

There are already significant and recurring parking problems associated with businesses in the immediate vicinity. Vehicles regularly park along the frontage, including on double yellow lines, and close to the area around the Wood Street junction.

This substantially restricts the available road space and can make the road operate as something approaching a one-way system. It also makes it difficult and potentially dangerous for me to pull out of my own driveway because of restricted visibility and the position of parked vehicles.

The situation around the Wood Street junction is particularly concerning, as vehicles parked close to or opposite the junction can make it more difficult for vehicles to pull out safely and for other traffic to pass.

This is not a hypothetical concern. I have contacted Kirklees Council approximately 3–5 times regarding the parking problems and have personally taken approximately 20 photographs on different days and at different times documenting vehicles parked on double yellow lines and the recurring nature of the problem.

I am happy to provide these photographs and details of my previous correspondence to the Planning Authority.

Lack of off-street parking

As I understand the proposal, the premises have no dedicated off-street parking. Given the existing parking problems, I am concerned that introducing another customer-generating use could increase short-stay parking and stopping around the premises. Customers arriving by car may simply stop as close as possible to the shop, adding to an already difficult situation.

I therefore ask the Council to consider the actual parking and highway conditions currently experienced in this location, rather than relying solely on theoretical availability of parking elsewhere.

The cumulative impact of the existing businesses should also be considered. The concern is not simply the number of vehicles that this particular shop might generate in isolation, but the effect of adding another customer-facing business to an area where parking and obstruction problems already occur regularly.

Previous operation, noise and litter

The premises have previously operated as a general local shop.

customer numbers generally appeared modest, although I cannot comment on every hour of every day.

