



Supporting Planning

**Change of use from hot food takeaway
(Sui Generis) to Podiatry Clinic (Class
E) and construction of disabled ramp
access**

**352 Meltham Road, Netherton, Huddersfield,
HD4 7EH.**

Date: September 26

Reference: TP1826

1.0 Introduction

- 1.1 This Supporting Planning Statement has been prepared by **D5 Town Planning**, as instructed by Michelle Smith, to support a planning application for the change of use from hot food takeaway (sui generis) to Podiatry Clinic (Class E) and construction of disabled ramp access.
- 1.2 This statement describes the site and the proposed development, any relevant planning history, relevant local and national planning policy and concludes on the acceptability of the application.

2.0 The site and proposed development

- 2.1 The application relates to a detached two-storey property on the north side of Meltham Road, Netherton, at the junction with Chapel Street.

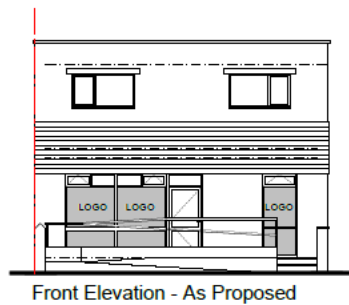


- 2.2 It forms part of a row of commercial properties in the village.

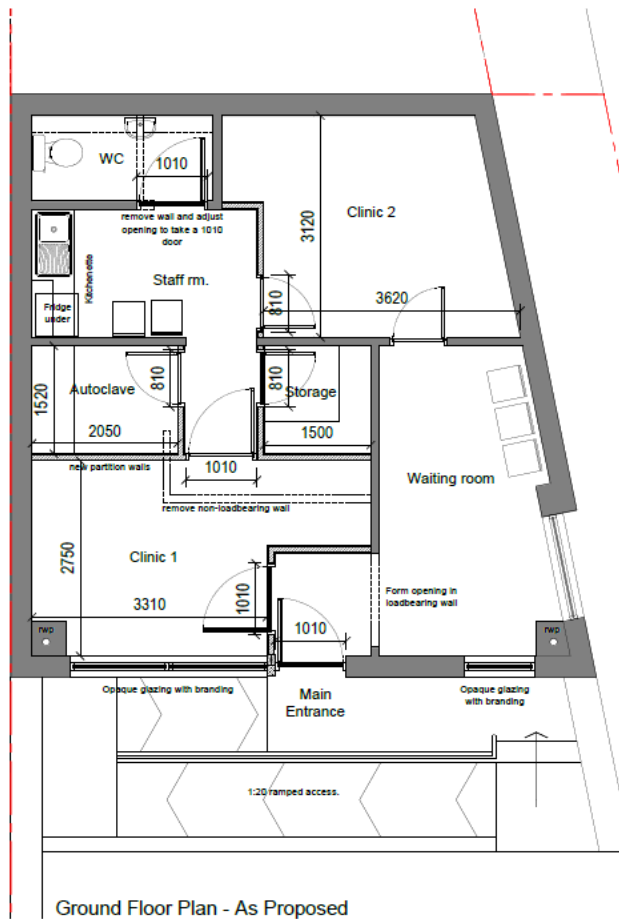
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- 2.2 The application proposes to change the use of the ground floor take away (Sui generis) to a Podiatry Clinic (Class E). The first floor is a residential use that's occupation is linked to the takeaway by a planning condition. A separate application has been submitted to remove this planning condition.
- 2.2 A disabled ramp is proposed to the front of the building to provide access for all.



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3.0 Relevant Planning History

- 3.1 Application Reference: 2002/93533 – Erection of 3-bed dwelling above Existing takeaway – Granted 14/11/2002.

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate

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otherwise. The development plan currently consists of the Kirklees Local Plan (2019).

Local Plan 2036 – relevant policies.

LP1 – Presumption in favour of sustainable development

LP2 – Place shaping

LP3 – Location of new development

LP7 – Efficient and effective use of land and buildings

LP21 – Highways and access

LP22 – Parking

LP48 – Community Facilities and Services

Netherton is a Local Centre that provides top-up shopping and local services.

National Planning Policy Framework (August 2026)

- 4.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably

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outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

- Chapter3 – Decision making policies
- Chapter4 – Achieving Sustainable Development

5.0 Case for the development

- 5.1 The takeaway is currently closed. The proposed use would provide Podiatry services. The proposed layout provides two clinics for those requiring the services. Adequate off-street parking is available at the front of the property catering for staff and clients.
- 5.2 The property is in a sustainable location in the centre of Netherton and will provide local services within a longstanding parade of commercial uses including a Co-op store, dentist and takeaway with many of the units having residential over.
- 5.3 The scale of the use is wholly appropriate for the location and would provide a community facility.

6.0 Concluding comments

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- 6.1 The proposed change of use is an appropriate use for this building providing a community service within the village in a sustainable location. As such, it would comply with Local Plan policies LP1 and LP48.
- 6.2 The scale of operation is now such that it would not adversely impact on the character of the area, living conditions of nearby occupiers or highway safety.
- 6.3 We trust you have sufficient information to make a positive decision on this application.

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