

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

PLANNING SUPPORTING DOCUMENT.

57, THE KNOWL, MIRFIELD, WF14 9RW, UNITED KINGDOM.

1. INTRODUCTION.

This Planning Supporting Statement has been prepared in support of a planning application for the proposed change of use of the existing premises at 57 The Knowl, Mirfield, WF14 9RW, from a laundrette to a wine bar and wine retailer.

The proposal seeks to bring an existing commercial premises back into active and beneficial use as a small-scale, independent wine bar and retailer. The proposed business, to be known as On The Vine/ The Vinery, will provide a combination of on-site wine consumption and the sale of wines for consumption off the premises.

The proposal is deliberately modest in scale and is intended to operate as a small, seated and locally focused establishment rather than a high-volume drinking venue. The proposal will make beneficial use of an existing building and will contribute to the continued vitality and diversity of the established commercial area around The Knowl and Nab Lane.

The proposed opening hours are:

Day	Opening Hours
Monday	09:00 – 21:00
Tuesday	09:00 – 21:00
Wednesday	09:00 – 23:00
Thursday	09:00 – 23:00
Friday	09:00 – 23:30
Saturday	09:00 – 23:30
Sunday	12:00 – 23:00

The applicant has also obtained a premises licence under the Licensing Act 2003. The Kirklees Licensing Panel considered the application on 25 August 2026 and resolved to grant the licence,

subject to a condition permitting the sale of alcohol for consumption on and off the premises between 09:00 and 23:30 Monday to Sunday.

The licensing approval is a separate regulatory consent and does not itself establish planning permission for the proposed use. However, it is a relevant material consideration in understanding the nature and operating parameters of the proposed business. The planning application therefore considers the land-use implications of the proposal independently, with particular regard to amenity, highways, parking, design and the vitality and viability of existing centres.

No significant external alterations are proposed. The existing building and all elevations will be retained. The only proposed external alteration is new signage to the front roadside elevation, comprising a dark green composite tray sign with 50mm returns and applied graphics.

The proposal therefore represents a relatively limited intervention which will secure the beneficial reuse of an existing commercial premises without requiring an extension, alteration to the building envelope or other substantive physical works.

2. SITE AND SURROUNDING AREA.

The application site comprises the existing commercial premises at 57 The Knowl, Mirfield, WF14 9RW.

The premises are located within an established mixed commercial and residential area of Mirfield. Although the application site is not situated within the formally defined Mirfield District Centre (Mirfield Town Centre), the surrounding area, particularly The Knowl and Nab Lane, has an established commercial function and provides a range of services and facilities serving local residents.

The immediate and wider locality contains a number of long-established businesses, including:

- Maughans Bakery;
- Nab Lane Fisheries;
- Co-op;
- Vibe Hair Design; and
- Shaun Fairweather Butchers.

These businesses provide a mixture of retail, food, personal service and convenience functions which are commonly associated with a town or district centre environment.

The character of the area is therefore not exclusively residential. Rather, it represents an established mixed-use part of Mirfield where local commercial premises are integrated into the surrounding community and provide day-to-day services to local residents.

The proposed use would complement this existing pattern of development by introducing another small-scale independent business into an existing commercial premises.

The application site is particularly well suited to this form of reuse because the proposal does not require any expansion of the building or creation of new floorspace. The existing building is simply being adapted internally to accommodate a different commercial function.

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT.

The proposal comprises the change of use of the existing laundrette premises to a wine bar and retailer, with associated internal and external alterations.

The proposed business will operate as a small-scale, wine-focused establishment, providing:

- the sale of wine for consumption on the premises;
- the sale of wine for consumption off the premises;
- a small, seated wine bar environment;
- associated retail sales; and
- a complementary social and local community function.

The proposal is not intended to operate as a nightclub, high-volume public house or late-night entertainment venue.

The business is intended to provide a relaxed and appropriately managed environment, with the scale and character of the premises naturally limiting the intensity of the use.

No external seating area is proposed as part of this planning application and no external physical expansion of the premises is proposed.

There will be no change to the principal built form of the property.

4. PROPOSED OPENING HOURS.

The proposed opening hours are as follows:

Monday: 09:00 – 21:00

Tuesday: 09:00 – 21:00

Wednesday: 09:00 – 23:00

Thursday: 09:00 – 23:00

Friday: 09:00 – 23:30

Saturday: 09:00 – 23:30

Sunday: 12:00 – 23:00

These hours reflect the intended operating pattern of a small independent wine bar and retailer.

The later opening hours are concentrated towards the latter part of the working week and weekend, when there is a greater demand for leisure and social uses.

It is also important to note that the Licensing Panel has separately granted permission for the sale of alcohol on and off the premises until 23:30 Monday to Sunday. The planning opening hours proposed are therefore within the alcohol-sale hours approved under the premises licence.

5. LICENCING APPROVAL.

A premises licence application was considered by the Kirklees Licensing Panel on 25 August 2026.

The application related specifically to The Vinery, 57 The Knowl, Mirfield, WF14 9RW.

The Licensing Panel resolved:

“That the application be granted with the following conditions: Sale of alcohol (on and off premises) Monday to Sunday 9:00am – 23:30pm.”

The licensing decision provides useful context to the planning application because the Council has considered the operation of the proposed premises under the Licensing Act 2003 and determined that the sale of alcohol on and off the premises could be permitted subject to the stated condition.

The licensing regime and planning regime have different purposes and considerations. The grant of the premises licence does not remove the requirement for planning permission, nor does it determine the planning application. Nevertheless, the fact that the premises licence has been granted demonstrates that the proposed use has been considered through the Council's separate licensing process.

The planning application should therefore consider whether the physical use of the premises and its associated impacts are acceptable in land-use planning terms.

6. PLANNING POLICY CONTEXT.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The adopted development plan for the application site comprises the Kirklees Local Plan, including the Strategy and Policies document adopted in 2019 and the Allocations and Designations document.

The National Planning Policy Framework (NPPF), August 2026 is also a material consideration in the determination of the application.

The policies considered most relevant to the proposal are:

Kirklees Local Plan.

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP7 – Efficient and Effective Use of Land and Buildings
- LP13 – Town Centre Uses
- LP14 – Shopping Frontages
- LP16 – Food and Drink Uses and the Evening Economy
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP25 – Advertisements and Shop Fronts
- LP47 – Healthy, Active and Safe Lifestyles
- LP52 – Protection and Improvement of Local Environmental Quality

The proposal has also been assessed against the relevant provisions of the August 2026 NPPF, particularly:

- S1 – Sustainable Development
- E1/E2 – Building a Strong, Effective Economy

- TC1 – Planning for Town Centres
- TC2 – Development in Town Centres
- TC3 – Main Town Centre Uses Outside Town Centres
- TC4 – Assessing the Impact of Development on Town Centres
- L2 – Making Effective Use of Land
- DP3 – Key Principles for Well-Designed Places
- TR2 – Local Parking Standards
- TR3 – Locating Development in Sustainable Locations
- TR4 – Street Design, Access and Parking
- TR6 – Assessing Transport Impacts
- P3 – Living Conditions and Pollution

7. PRINCIPLE OF DEVELOPMENT AND SUSTAINABLE DEVELOPMENT.

Policy LP1 – Achieving Sustainable Development.

Policy LP1 establishes the Council's presumption in favour of sustainable development and requires the Council to take a positive approach when considering development proposals.

Assessment.

The proposed development represents sustainable development in a number of respects.

Firstly, it makes beneficial use of an existing commercial building, avoiding the need for new construction or land take.

Secondly, it supports the continued economic activity of an established commercial area and introduces a new independent business into a premises which would otherwise remain occupied by a use which is no longer considered suitable.

Thirdly, the proposal provides a service for the local community and contributes to the diversity of the existing commercial offer within The Knowl/Nab Lane area.

Finally, the proposal is capable of being accessed by walking and public transport, while its small scale means that it is not anticipated to generate significant additional traffic movements.

The proposal therefore accords with the overarching objectives of LP1.

8. PLACE SHAPING.

Policy LP2 – Place Shaping.

Policy LP2 seeks to ensure that development builds upon the strengths and opportunities of places, addresses local challenges and protects and enhances the qualities that contribute to the character of settlements.

Assessment.

The proposal responds positively to the existing character of this part of Mirfield.

The Knowl and Nab Lane area already contains a variety of established commercial premises serving the local community. The presence of businesses such as Maughans Bakery, Nab Lane Fisheries, Co-op, Vibe Hair Design and Shaun Fairweather Butchers demonstrates that the area has a long-established role in providing local services outside the principal town-centre environment.

The proposed wine bar and retailer would complement this existing pattern rather than introduce an alien or isolated commercial activity.

The proposal would also bring a currently underused commercial premises back into active use, improving the vitality and appearance of the site.

The development therefore supports the place-shaping objectives of Policy LP2.

9. LOCATION OF DEVELOPMENT.

Policy LP3 – Location of New Development.

Policy LP3 requires development to reflect the size and function of settlements and to support sustainable development, including by providing access to a range of transport choices and local services.

Assessment.

The application site is located within the built-up area of Mirfield and is surrounded by existing development and established commercial activity.

The proposal does not involve the development of an isolated site or the creation of a new commercial building. Instead, it represents the reuse of an existing premises within an established settlement.

The location provides access to local services and facilities and benefits from existing pedestrian and public transport connections.

The proposal therefore represents an appropriate form of small-scale commercial development within an established settlement and accords with the locational objectives of LP3.

10. EFFICIENT AND EFFECTIVE USE OF LAND AND BUILDINGS.

Policy LP7 – Efficient and Effective Use of Land and Buildings.

Policy LP7 encourages the efficient use of previously developed land and the reuse and adaptation of vacant or underused properties.

Assessment.

This is one of the strongest policy considerations in support of the proposal.

The application does not seek to construct a new building or extend the existing premises. Instead, it proposes the beneficial reuse of an existing commercial building.

The proposal allows the building to continue contributing to the local economy while adapting it to meet current commercial requirements.

The reuse of the existing premises also avoids unnecessary land take and construction activity.

The proposal is therefore directly consistent with the objectives of Policy LP7.

11. TOWN CENTRE USES AND SEQUENTIAL CONSIDERATIONS.

Policy LP13 – Town Centre Uses.

Policy LP13 seeks to direct main town centre uses towards defined centres through the application of the sequential approach.

Mirfield is identified within the Kirklees Local Plan as a District Centre.

The application site is not within the formally defined Mirfield District Centre. The proposal therefore needs to be considered against the Local Plan's approach to main town centre uses outside defined centres.

The Local Plan requires the sequential approach to be considered for relevant main town centre uses outside defined centres.

Sequential Assessment.

The proposed use comprises a small-scale wine bar and retailer occupying an existing commercial premises.

The sequential assessment should be considered having regard to the scale, format and function of the actual proposal, rather than requiring the applicant to identify an entirely different type or scale of premises.

The proposal is specifically concerned with the reuse of an existing premises at 57, The Knowl. It is not a proposal for a large-scale retail or leisure development, nor does it involve the creation of a new retail destination drawing customers from a wide geographical catchment.

The proposed business is intended to serve the local community and complement the established commercial offer in the area.

There is also an important distinction between the proposed development and a conventional large-format retail proposal. The proposal is inherently linked to the existing premises, its established commercial setting and the small-scale nature of the business.

The applicant has therefore sought to make efficient use of an existing building rather than seeking to introduce a new commercial development elsewhere.

The 2026 NPPF confirms that the sequential approach remains relevant to main town centre uses outside defined centres, but also requires applicants and local planning authorities to exercise flexibility in relation to the format and scale of development.

Given the modest scale of the proposal, the reuse of an existing premises and its role as a local independent business, the proposal is considered to represent an appropriate use of the existing building.

Retail Impact.

Policy LP13 also establishes locally defined thresholds for retail and leisure impact assessment.

The policy identifies a threshold of 500sqm gross for relevant proposals outside defined centres, with lower thresholds applying in specified circumstances depending upon proximity to defined centres.

The proposed wine retailer is a small-scale element within an existing commercial unit and does not constitute a large-scale retail development.

The proposal is therefore not considered capable of generating the type or scale of retail impact which the impact assessment provisions of LP13 are intended to address.

Furthermore, the retail element is complementary to the wine bar rather than representing a large-format retail destination.

The proposal would not undermine the role or function of Mirfield District Centre and would instead provide additional consumer choice within the wider Mirfield area.

Sequential Assessment Conclusion.

Having regard to the nature, scale and format of the proposed development, there are no sequentially preferable sites within Mirfield District Centre that are considered reasonably available and suitable for the proposed use.

The proposal is specifically intended to occupy and bring back into beneficial use an existing commercial premises at 57 The Knowl, which is appropriately located within an established local commercial area and is capable of accommodating the proposed wine bar and retail use without requiring any extension or significant alteration to the building.

The applicant has considered the availability of alternative premises within the defined town centre; however, there are no identified vacant or available units which would provide a comparable opportunity in terms of location, size, format, accessibility and suitability for the proposed business. It would not be reasonable to require the applicant to relocate the proposal to a materially different premises or location where this would alter the scale, format or commercial operation of the business proposed.

Furthermore, the proposed use is intended to serve the immediate local community and complement the established cluster of businesses around The Knowl and Nab Lane. Its location is therefore intrinsically linked to the existing commercial character and customer base of this part of Mirfield.

On this basis, it is considered that there are no sequentially preferable, suitable and available sites within Mirfield District Centre that could reasonably accommodate the proposed development. The reuse of 57, The Knowl therefore represents an appropriate and sustainable location for the proposed wine bar and retailer, and the proposal satisfies the requirements of the sequential approach set out within Policy LP13 of the Kirklees Local Plan and the National Planning Policy Framework.

12. FOOD, DRINK AND EVENING ECONOMY.

Policy LP16 – Food and Drink Uses and the Evening Economy.

Policy LP16 supports food and drink and licensed entertainment uses within defined centres, subject to consideration of:

- concentration of similar uses;
- noise and general disturbance;
- fumes, smells and litter;
- late-night activity;
- potential anti-social behaviour;
- public transport and parking;
- highway safety;
- refuse storage and collection; and
- the appearance of associated works.

For proposals outside defined centres, the policy requires the relevant criteria to be considered alongside the sequential and impact assessment requirements.

Assessment.

The proposed small-scale wine bar is fundamentally different from a large-scale public house, nightclub or entertainment venue.

The premises will provide a small-scale, seated environment focused on wine sales and consumption. The proposed use will therefore not create the level of customer throughput or intensity of activity associated with larger licensed premises.

The opening hours are also controlled and are not intended to result in a significant late-night economy use.

The latest closing time is 23:30 on Friday and Saturday, with earlier closing on Monday and Tuesday.

The proposal does not include an external beer garden or outdoor drinking area as part of the application.

The licensing approval provides an additional relevant consideration, as the Licensing Panel has already determined that alcohol sales on and off the premises can take place until 23:30, subject to the licensing condition.

The proposal is therefore considered to represent an appropriately scaled addition to the local evening economy.

13. HIGHWAYS AND ACCESS.

Policy LP21 – Highways and Access.

Policy LP21 requires proposals to demonstrate that they can accommodate sustainable modes of transport and be accessed safely by all users.

Development should normally be permitted where safe and suitable access can be achieved and where residual cumulative impacts would not be severe.

Assessment.

The proposed development does not require any alteration to the existing highway access arrangements.

The existing building already operates as a commercial premises and the proposal does not involve an extension or intensification of the physical site.

The nature of the proposed use means that a significant increase in vehicular movements is not anticipated.

The proposed wine bar will be a small-scale local business rather than a destination venue attracting large numbers of customers from outside Mirfield.

The proposal will encourage customers to make use of sustainable modes of travel, particularly walking and public transport.

The site is located within an established part of Mirfield where residents already use local businesses on foot and where on-street parking is an established characteristic of the area.

There is therefore no requirement for a new access, highway alteration or significant highway infrastructure.

The proposal is considered unlikely to result in a severe impact upon the local highway network or highway safety.

14. PARKING.

Policy LP22 – Parking.

Policy LP22 seeks to ensure that development provides appropriate parking provision having regard to the nature and location of the development.

Existing Parking Situation.

There is no dedicated off-street parking provision associated with the application premises.

The absence of off-street parking is an existing characteristic of the site and is not being created as a result of the proposed development.

The proposal does not have the physical space to introduce dedicated off-street parking without fundamentally and significantly altering the existing premises and surrounding environment.

Importantly, the immediate area already operates successfully with a number of established businesses which do not benefit from dedicated customer parking.

For example, Maughans Bakery, which has operated in the immediate vicinity for a substantial period, does not have dedicated off-street customer parking. Other local businesses, including the Co-op and businesses along Nab Lane and The Knowl, similarly operate within the existing street parking and pedestrian environment.

This demonstrates that the area functions as a local commercial environment in which customers commonly walk to businesses or make use of available on-street parking.

Sustainable Travel.

The nature of the proposed use also lends itself to sustainable travel.

As the proposal includes the consumption of alcohol on the premises, customers should not be encouraged to drive to the premises where they intend to drink. Customers will therefore be encouraged to walk, use public transport or be dropped off/picked up where appropriate.

This is consistent with the wider objectives of sustainable transport policy.

The absence of dedicated parking should therefore not be considered in isolation. It must be considered alongside:

- the small scale of the proposed business;
- the existing commercial character of the locality;
- the established use of on-street parking;
- the accessibility of the premises by walking;
- public transport availability;
- the absence of a requirement for significant deliveries;
- the limited scale of the proposed customer base; and
- the fact that no new building or enlarged commercial floor area is proposed.

The proposal is therefore considered to provide a reasonable and proportionate approach to parking having regard to the characteristics of the site.

The August 2026 NPPF also promotes a flexible approach to parking, requiring consideration of the location and connectivity of development and opportunities to promote walking, cycling and public transport.

15. DESIGN AND CHARACTER.

Policy LP24 – Design.

Policy LP24 requires development to be of high quality and to respond appropriately to the character and appearance of the surrounding area.

Assessment.

The proposal will have a very limited visual impact because the existing building will be retained in its entirety.

There are:

- no extensions proposed;
- no changes to the building's roof;
- no changes to the principal elevations;
- no changes to the building's massing;
- no new windows or doors proposed externally; and
- no other significant external alterations.

The only external alteration is the introduction of new business signage to the front roadside elevation.

The proposal will therefore preserve the existing character of the building and the surrounding street scene.

The August 2026 NPPF places significant emphasis on context-responsive design, stating that development should respond to the history, character and features of its site and surroundings.

In this instance, retaining the existing building represents the most appropriate design response.

16. SIGNAGE AND SHOPFRONT.

Policy LP25 – Advertisements and Shop Fronts.

Policy LP25 requires new or replacement shop fronts and advertisements to:

- be consistent with the character of the existing building;
- respect the character of the locality and features of architectural, historic or other special interest; and
- ensure that fascias are appropriately proportioned to the building and street scene.

Assessment.

The proposed signage comprises a composite tray with 50mm returns, finished in dark green, with the business graphics applied to the face.

The signage is intended to provide a simple and appropriately proportioned identification of the premises.

The use of a dark green finish will provide a restrained appearance and will avoid an overly bright or visually intrusive addition to the street scene.

The sign will be located on the existing front elevation and will not require alterations to the overall building form.

The signage will therefore provide a clear commercial identity while remaining proportionate to the existing façade.

No illuminated signage is proposed as part of the current application.

The proposal is therefore considered to accord with the principles of LP25.

17. RESIDENTIAL AMENITY AND ENVIRONMENTAL QUALITY.

Policy LP52 – Protection and Improvement of Local Environmental Quality.

Policy LP52 seeks to ensure that development does not result in unacceptable levels of pollution or adversely affect the quality of life and well-being of local residents.

This includes consideration of matters such as noise, disturbance, odour and other environmental effects.

Assessment.

The proposed use is considered appropriate having regard to the established character and pattern of development within the surrounding area.

The premises will operate as a small-scale wine bar and retailer, with the nature and scale of the business resulting in a relatively limited level of activity associated with the premises at any one time. The proposal is not intended to operate as a nightclub, large public house or entertainment venue.

No external drinking area is proposed, and the use will be contained within the existing building. The proposed opening hours are also appropriate to the nature and scale of the business, with the premises closing at 23:30 on Fridays and Saturdays and earlier on the other days of the week.

The surrounding area comprises an established mix of commercial and residential uses, with a number of longstanding local businesses operating within the vicinity. The proposed use would therefore sit comfortably within the existing mixed-use character of The Knowl and would not represent an incongruous introduction of commercial activity.

Given the scale, nature and operating pattern of the proposed use, together with the retention of the existing building and absence of any external drinking area, the proposal is considered capable of operating without causing unacceptable levels of noise, disturbance, odour or other environmental effects to surrounding occupiers.

18. HEALTHY, ACTIVE AND SAFE LIFESTYLES.

Policy LP47 – Healthy, Active and Safe Lifestyles.

Policy LP47 supports development which encourages walking, cycling and sustainable travel and contributes towards creating safe, accessible and inclusive environments.

Assessment.

The proposed use provides a local service within an established part of Mirfield.

The location of the premises allows customers to access the business without relying exclusively upon private vehicles.

The proposal will encourage customers to walk or use public transport where possible.

The nature of the proposed business, particularly the consumption of alcohol on the premises, means that customers should not be encouraged to drive after drinking.

The proposal is therefore capable of supporting sustainable travel choices and local access to services.

19. NATIONAL PLANNING POLICY FRAMEWORK.

NPPF S1 – Sustainable Development.

The Framework establishes a presumption in favour of sustainable development.

The proposal represents sustainable development by:

- reusing an existing building;
- supporting local employment and economic activity;
- providing a local service;
- avoiding unnecessary new development;
- supporting sustainable travel; and
- contributing to the vitality and diversity of the local area.

NPPF E1/E2 – Building a Strong, Effective Economy.

The Framework seeks to create the conditions for businesses to invest, adapt and grow and gives substantial weight to the economic benefits of appropriate commercial development.

The proposal would enable an existing premises to be adapted for a new independent business, supporting local economic activity and employment.

The development is therefore consistent with the economic objectives of the Framework.

NPPF TC1 – Planning for Town Centres.

The Framework seeks to support the long-term vitality and viability of town centres and recognises the importance of diversification and adapting centres to changing community and business needs.

Although the application site is outside the formal Mirfield District Centre, the proposal would nevertheless contribute positively to the wider commercial function of Mirfield.

The proposal would not compete with a large-format town-centre retail destination. Instead, it would provide a small-scale local service within an existing commercial cluster.

NPPF TC2 – Development in Town Centres.

NPPF TC2 gives substantial weight to development which supports vitality and viability, including diversification of uses and improving access to local shops and facilities.

The proposal is consistent with this general objective by contributing to the diversity of the commercial offer available to local residents.

NPPF TC3 – Main Town Centre Uses Outside Town Centres.

NPPF TC3 requires the sequential approach to be applied to relevant main town centre uses outside defined centres.

The applicant has had regard to the sequential approach and the need to consider the scale and format of the proposed development.

The proposal relates to the reuse of a specific existing commercial premises and is small in scale. The Framework expressly requires flexibility to be exercised in relation to format and scale when considering sequentially preferable locations.

The proposal should therefore be assessed in the context of the actual development proposed rather than as though it were a large-scale retail or leisure development.

NPPF TC4 – Impact on Town Centres.

NPPF TC4 requires an impact assessment for retail and leisure proposals outside town centres where the relevant floorspace threshold is exceeded.

The proposed development is small-scale and does not represent a large retail or leisure development.

The proposal is therefore not considered to be of a scale which would give rise to significant adverse impacts upon the vitality or viability of Mirfield District Centre.

NPPF L2 – Making Effective Use of Land.

NPPF L2 gives substantial weight to proposals which make better use of vacant and underutilised buildings and previously developed land.

The proposed development is directly aligned with this objective.

The application seeks to bring an existing commercial premises back into active use without requiring new construction or additional land.

This represents an efficient and sustainable approach to development.

NPPF DP3 – Key Principles for Well-Designed Places.

DP3 requires development to respond to its context and integrate with and enhance its surroundings.

The proposal achieves this through the retention of the existing building and the limited nature of the proposed external alterations.

The new signage will be proportionate to the building and will use a restrained colour and material palette.

There is therefore no substantive change to the character or appearance of the existing streetscape.

NPPF TR2 – Local Parking Standards.

NPPF TR2 requires parking standards to take account of the connectivity of development, opportunities for walking, cycling and public transport, local travel patterns and the type of development.

The proposal should be considered in this context.

The absence of dedicated off-street parking is an existing physical characteristic of the premises and the proposal does not create a new demand for parking associated with a large development.

The small-scale nature of the business and its location within an established commercial area mean that walking, public transport and existing on-street parking can reasonably serve the proposal.

NPPF TR3 – Locating Development in Sustainable Locations.

TR3 seeks to locate development where it can support sustainable patterns of movement and provide a genuine choice of transport modes.

The proposal makes use of an existing premises within the established settlement of Mirfield.

The development does not require a new out-of-settlement location and can be accessed by modes other than the private car.

The proposal therefore supports the objectives of TR3.

NPPF TR4 – Street Design, Access and Parking.

TR4 requires development to prioritise walking, wheeling and cycling and facilitate access to public transport, while ensuring safe access for all users.

The proposal does not alter the existing access arrangement or introduce a new highway access.

The existing pedestrian and highway arrangements will remain unchanged.

The proposal therefore does not give rise to a requirement for significant highway alterations.

NPPF TR6 – Assessing Transport Impacts.

TR6 requires proportionate transport information where development is likely to generate significant movement and states that development should be refused where it would have a severe adverse impact on the transport network or an unacceptable impact on highway safety.

Given the small scale of the proposal and the limited capacity of the premises, significant additional traffic generation is not anticipated.

There is therefore no evidence to suggest that the proposal would result in a severe impact on the local highway network.

NPPF P3 – Living Conditions and Pollution.

P3 requires development to be appropriate for its location having regard to the likely effects of pollution on health, living conditions and the natural environment.

The proposal has been designed as a small-scale wine bar and retailer rather than a high-intensity late-night venue.

The absence of an external drinking area, the controlled opening hours and the small scale of the premises all assist in limiting potential noise and disturbance.

The proposal is therefore considered capable of operating without unacceptable harm to neighbouring living conditions.

20. EXISTING USE, TRAFFIC GENERATION AND SUITABILITY OF THE LOCATION.

The application site has an established commercial history, having most recently operated as a laundrette. The proposed change of use should therefore be considered in the context of the site's existing commercial function and the established pattern of activity within the surrounding area.

The existing laundrette use generates customer movements to and from the premises, together with associated vehicle movements and servicing activity. The proposed wine bar and retailer would similarly operate as a local commercial business, attracting customers from Mirfield and the Kirklees area. The development would therefore represent a change in the nature of the existing commercial activity rather than the introduction of a commercial use onto a previously undeveloped or exclusively residential site.

The location of the premises is particularly relevant in this regard. The Knowl and neighbouring Nab Lane form an established local commercial area, characterised by a variety of longstanding independent businesses, convenience retail and food outlets. These businesses already attract regular customer movements throughout the day and contribute to the established activity and vitality of this part of Mirfield.

The proposed wine bar and retailer would complement this existing commercial environment, providing an additional service which responds to contemporary customer preferences and the evolving needs of the local community. While the laundrette has historically served a particular local need, the proposed use offers an opportunity to secure the continued commercial occupation of the premises through a business which is better aligned with the applicant's vision for the property and the wider commercial character of the area.

Importantly, the proposal does not involve an increase in the physical size of the premises, the creation of additional floorspace or alterations to the existing highway access. The site will continue to operate as an established commercial property within the built-up area of Mirfield.

In transport terms, the proposal should be assessed proportionately, having regard to the existing use, the scale and nature of the proposed business, the accessibility of the location and the likely effects on the surrounding highway network. The change of use is not considered to represent a form of development that would, in itself, give rise to a severe impact on the highway network or an unacceptable highway safety concern.

Accordingly, the proposed development represents a logical evolution of the site's established commercial function. It will allow the premises to remain in active economic use, support the continued vitality of The Knowl and provide a complementary service to the local community, without fundamentally changing the established pattern of development or activity within the area.

21. ECONOMIC BENEFITS.

The proposal will provide a number of positive economic benefits.

The development will:

- bring an existing commercial premises back into active use;
- support the establishment of an independent local business;
- create employment opportunities;
- provide additional expenditure within the local economy;
- broaden the range of services available to local residents;
- contribute to the evening economy; and
- support the continued vitality of the wider The Knowl/Nab Lane commercial area.

These benefits are particularly relevant given the established pattern of independent and local businesses within this part of Mirfield.

The proposal is therefore considered to make a positive contribution to the local economy.

22. RELATIONSHIP WITH EXISTING BUSINESSES.

The proposed use will complement, rather than undermine, the existing businesses within the area.

The Knowl and Nab Lane already contain a variety of established commercial uses, including food retailers, convenience retail, personal services and independent businesses.

The proposed wine bar and retailer would add another complementary use to this established mix.

The proposal would therefore help maintain the area's role as a local commercial destination rather than creating an isolated or incongruous use.

The long-established presence of businesses such as Maughans Bakery, Nab Lane Fisheries, the Co-op, Vibe Hair Design and Shaun Fairweather Butchers demonstrates that residents already use this part of Mirfield for a range of day-to-day and local services outside the formal District Centre.

The proposed development is consistent with this existing pattern.

23. PARKING AND SUSTAINABLE TRAVEL – OVERALL POSITION.

The absence of dedicated off-street parking has been carefully considered.

It is acknowledged that customers will not have a dedicated parking area associated with the premises. However, this is an existing characteristic of the site and is consistent with the established commercial environment.

A number of existing local businesses operate without dedicated off-street customer parking and rely upon a combination of walking, public transport and available on-street parking.

The proposed use is also particularly suited to sustainable travel because customers consuming alcohol on the premises should not drive.

Customers will therefore be encouraged to access the premises by walking, public transport, taxi/private hire or being dropped off/picked up where appropriate.

The proposal is small-scale and will not generate the type of parking demand associated with a large commercial or leisure development.

On this basis, the absence of dedicated off-street parking is not considered to result in an unacceptable impact upon highway safety or the surrounding area.

24. DESIGN AND VISUAL IMPACT – OVERALL POSITION.

The visual impact of the proposal will be negligible.

The existing building will remain unchanged and no extensions or alterations to the building envelope are proposed.

The new dark green composite tray sign will provide an appropriately restrained commercial identity for the premises.

The use of a 50mm return provides a neat and durable finish, while the applied graphics will avoid the need for visually intrusive signage.

The proposal will therefore enhance the commercial identity of the premises without adversely affecting the character of The Knowl.

25. PLANNING BALANCE.

The proposal should be considered in the context of the following key factors:

Positive considerations.

1. Reuse of an existing commercial building.
2. Bringing an underused premises back into active use.
3. Creation of a new independent local business.
4. Support for local employment and economic activity.
5. Contribution to the diversity of the local commercial offer.
6. Support for the wider vitality of the The Knowl/Nab Lane commercial area.
7. No extension or increase in the physical footprint of the building.
8. No significant alteration to the existing elevations.
9. Very limited visual impact.
10. Small-scale nature of the proposed wine bar.
11. Controlled opening hours.
12. Premises licence already granted for the sale of alcohol on and off the premises until 23:30.
13. Opportunity for customers to access the premises by walking and public transport.
14. No anticipated severe impact upon the highway network.

Potential considerations.

The principal considerations are:

- the site's location outside the formally defined Mirfield District Centre;
- the lack of dedicated off-street parking; and
- the potential for noise and disturbance associated with an evening use.

These matters have been addressed throughout this Statement.

The proposal is small in scale, makes efficient use of an existing premises and is located within an established commercial area. It does not represent a large-scale out-of-centre retail or leisure development.

Similarly, the lack of off-street parking is an existing characteristic of the site and is consistent with the established way in which other local businesses operate.

Finally, the nature and scale of the proposed use, together with the controlled opening hours and absence of an external drinking area, means that the proposal is capable of operating without unacceptable harm to neighbouring residential amenity.

26. CONCLUSION.

The proposed change of use of 57 The Knowl, Mirfield, WF14 9RW, from a laundrette to a wine bar and retailer represents an appropriate and sustainable reuse of an existing commercial premises.

The proposal will provide a new independent business and introduce a complementary use within an established commercial area of Mirfield.

Although the site is outside the formally defined Mirfield District Centre, The Knowl and Nab Lane have a long-established commercial function, with a range of businesses providing local retail, food and service functions to the surrounding community.

The proposal is small-scale and will not create a large retail or leisure destination. It will instead provide a local wine bar and retailer within an existing building, with no extension or significant external alteration.

The proposal has been carefully considered against the relevant provisions of the Kirklees Local Plan, including Policies LP1, LP2, LP3, LP7, LP13, LP14, LP16, LP21, LP22, LP24, LP25, LP47 and LP52.

It has also been assessed against the relevant provisions of the August 2026 National Planning Policy Framework, including policies relating to sustainable development, economic growth, town centres, effective use of land, design, sustainable transport, parking and residential amenity.

The proposed development will make efficient use of an existing building, support local economic activity, provide additional local services and contribute positively to the established commercial character of the area.

The absence of dedicated off-street parking is acknowledged; however, this is an existing characteristic of the premises and is consistent with the established operation of a number of other local businesses within the immediate area. The proposal is small-scale, does not involve a significant increase in traffic generation and can be accessed by sustainable modes of transport.

The proposed opening hours are proportionate to the nature of the business, with the latest closing time being 23:30 on Fridays and Saturdays. The Licensing Panel has separately granted a premises licence permitting the sale of alcohol on and off the premises until 23:30 Monday to Sunday.

The proposal will retain the existing building and will have a negligible impact upon the appearance of the area. The proposed dark green composite tray signage will provide an appropriately proportioned and visually restrained addition to the existing frontage.

Taking all matters into consideration, it is considered that the proposed development represents a sustainable, proportionate and appropriate reuse of an existing commercial premises, which will provide economic and social benefits without resulting in unacceptable impacts upon the vitality and viability of Mirfield District Centre, highway safety, parking or neighbouring residential amenity.

The proposal is therefore considered to accord with the relevant policies of the Kirklees Local Plan and the National Planning Policy Framework, and planning permission is respectfully requested.

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