

Our Ref: AM/JH
Your Ref:

22 January 2021

A Walker Esq
Case Officer
Planning Department
Kirklees Council
Civic Centre
Market Street
Huddersfield
HD1 2JR

Dear Mr Walker,

RE: Planning Application 2020/62/93308/W – Lidl Food Stores

I write to object in the strongest terms to the new planning application being made by Lidl at the site of the former Spotted Cow on New Hey Road.

A previous planning application on this site was refused in December 2019 (2019/91656). This was refused on 3 grounds and there is nothing new in this application which should change the council's position on any of the grounds. I comment as follows: -

1. This site is allocated for housing and was adopted in 2019 local plan. The application is contrary to fresh council policy. The new application should also be refused on policy grounds.
2. Retail impact – The council previously concluded that the cumulative impact of this development and the Aldi development, would have a significant impact on the Salendine Nook local centre. Nothing has changed in principle that can change this view.

Furthermore, members should note that the development of the Aldi store which they approved, will address the concerns voiced by local residents in their letters of support that the area is under served and lacks retail choice. An application to discharge conditions was made in August 2020 and demolition of the existing buildings has now started on site. An Aldi store will be delivered on this site in accordance with the planning consent.

3. Design – The design of the building is still dominated by glazing, white render, grey cladding and does not respect the adjacent houses or the church and is detrimental to the character of the existing town scape.

In summary, there are significant policy and design objections to this application and the applicant has failed to address any of these matters.

Aldi's development is now underway and their store will satisfy local need.

The site remains an ideal housing site for which there is clear demand.

Accordingly, we urge the committee to stand by its previous decision and refuse this application.

Finally, I would like to be kept informed of the proposals and this company reserves the right to present to the planning committee.

Thank you in anticipation,

Yours faithfully

Andrew Malley MRICS
Retail Property Director