

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2018/62/90391/W0/WS
CATEGORY Minor

PROPOSAL ERECTION OF HOT FOOD TAKE-
AWAY WITH BEDSIT ABOVE

LOCATION ADJ, 364, MELTHAM ROAD,
NETHERTON,
HUDDERSFIELD,
HD4 7EH

APPLICANT MALCOLM SIZER PLANNING LTD

HDC Ref. No. K6-1SW/18
Highway Officer Chris Bembridge
O. S. Ref. 122 130
Date Received 15/02/2018
Target Date 08/03/2018
Date Returned 02/03/2018
Decision
Route No. B6108
Road Name MELTHAM RD
Adopted Yes
Road Name CHAPEL ST
Adopted Yes
Road Name Access to rear 356-364
Adopted No
Footpath No
Highway scheme Yes
Conservation Area CA36

Potential Committee:

Checked by / date Anita Thomas 20/02/2018

INTERIM RESPONSE

The application is for the erection of a hot food take away with bedsit above on Meltham Road in Netherton. Meltham Road is a 30mph two-way single carriageway road of 7.5m width with footways on both sides and street lighting present. There are "no waiting at any time" TROs at the junction with Moor Lane and Chapel Street.

The application site is adjacent to a local centre with a selection of shops and services served by a small car park to the front of the premises. There is a bus route runs past the site with a very frequent service and bus stops within 120m.

Comments received indicate that the car parking to the front of the shops is very well used with a high demand for the spaces throughout the day.

The parking standards requirements for the bed-sit would be for 1 off road space, however this could be relaxed due to the highly sustainable location of the application site. No local standards are given for a hot food take away but for A3 food the requirement would be for 5 customer spaces and 1 staff space.

Apart from stating that there would be two staff spaces to the rear of the development, no other details have been supplied showing where the staff parking would be or how the customer parking would interact with the existing demand and limited car parking on the existing car park.

Drawing AL02 Proposed Floor Plans and Elevations shows that the ground floor access to the bed-sit is immediately adjacent to a car parking space associated with the existing hairdressers. As this is the only access to the bed-sit, there may be both access and safety issues unless the parking space is removed and this would add extra stress to the already oversubscribed parking.

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The applicant also fails to show where any waste collection for the bed-sit and take-away would be located. This needs indicating clearly on a plan and should be located as to not obstruct either the highway, footway or existing parking spaces on the shared car park.

With this I cannot support this development on highways grounds until additional information is provided regarding parking, the access to the bed-sit and details of the refuse collection bin collection points.
