

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

PLANNING REF 2018/62/94181/W0/CC
CATEGORY Small Major

PROPOSAL ALTERATIONS TO CONVERT
HOTEL (C1) TO 12 STUDENT
STUDIOS (WITHIN A
CONSERVATION AREA)

LOCATION 31-37, BEAST MARKET & 1,
SOUTHGATE, HUDDERSFIELD,
HD1 1QF

APPLICANT FARRAR BAMFORTH ASSOCIATES

HDC Ref. No. K5-7NE/23
Highway Officer Chris Bembridge
O. S. Ref. 146 168
Date Received 14/01/2019
Target Date 04/02/2019
Date Returned 04/02/2019
Decision
Route No. A62P
Road Name SOUTHGATE
Adopted Yes
Footpath No
Highway scheme Yes
Ped Xing, NWAAT, CA ID36
Potential Committee
Local Plan Allocation
Checked by / date Anita Thomas 21/01/2019

This application is for the conversion of a hotel and a residence to 12 student studio apartments with parking spaces on an existing access from Beast Market.

Beast Market is a 30mph two way single carriageway town centre cul-de-sac that provides access to a number of town centre properties including the hotel in the proposal, another hotel with parking, a food store, taxi office and a number of other businesses, pubs and bars. There are No Waiting at Any Time and Limited Waiting Mon Sat 8am 6pm TRO markings. The access to the site is via a private cobbled courtyard off Beast Market, which also provides access to the other hotel and car park.

The site is in a very sustainable town centre location with the University approximately 500m away and the rail station within 600m and bus stops on a high frequency route within 150m. There are a number of regional centre shops and services within a short walk.

The application didn't contain any trip generation information but the proposals are not expected to have an impact on the operation of the local highway network.

The application shows that there are 6 parking spaces provided with the development and these are to be used by staff or blue badge holder residents, with other residents restricted to loading only. Given the sustainable location of the development parking provision is at an acceptable level.

The plans show a total of 12 units plus one bedroom in the existing residential property at 1 Southgate, however a number of units appear to show two beds, giving a total of 17 beds (plus the bedroom in the existing dwelling). Although this will not have an impact on the day to day running of the student residences due to the sustainable location, it may have an impact on drop off/pick up days at the start and finish of term.

Due to this possible demand outstripping parking provision we would request that the applicant produces a car parking management plan that will indicate how parking will be managed on a day to day basis (allocation, users etc) and also how the additional drop off/pick up demand will be managed at term start/end times. If you are minded for approval we would request that this is added as a condition to any planning permission you may grant and suggested wording is provided below. If the applicant can provide suitable details prior to determination we would be happy to see the condition

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removed or amended as appropriate.

With this we consider the application is acceptable on highways grounds but request that the following condition is added to any planning permission you may wish to grant.

Condition

No development shall take place until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include details of the types of users to be allowed to use the parking on a day to day basis and how this will be monitored and enforced, including the use of permits, and the proposed management of the parking spaces to be used for the drop off and pick up of students and their belongings at the start and end of term/academic year. This approved Car Park Management Plan shall be implemented before the accommodation hereby approved is first brought into use, and shall thereafter be retained.

Reason: In the interests of highway safety and to achieve a satisfactory layout.
