

**Consultation Response from KC,
Highways Development Management**
2020/90014 11, The Triangle, Market Street, Paddock, Huddersfield, HD1 4RN
Demolition of existing building and erection of car sales and speculative B1/B2 unit with associated parking and access
Date Responded: 24/02/20 Responding Officer: CNB Responding Ref: K5-4SW/27

This application is for the demolition of an existing building and the erection of a car sales and B1/B2 unit with associated parking and an existing access on to C640 Market Street. Market Street is a 30mph two way single carriageway local distributor road of approximately 9.5m width with footways on both sides and street lighting present. The site is approximately 140m from bus stops on a medium frequency route and some 270m to stops on a high frequency route.

The proposals are for the demolition of an existing car sales building and the erection of a smaller car sales building with a B1/B2 unit attached.

The Planning Statement submitted with the application mentioned a detailed Highways Statement (from Paragon Highways) but this does not appear to have been submitted and so these comments have been written without reference to this Highways Statement.

No trip rates were provided with the application and no end users are proposed for the business unit and so it is difficult to estimate trip generation from this unit, however any increase in trips for both would not be expected to be sufficient to cause a severe impact on the operation and efficiency of the local highway network.

The access is over an existing dropped kerb crossing. This looks sufficient for the proposals, however if it needs altering then this should be done via a s184 agreement with the council and this should be added as a footnote.

The proposals are to reduce the number of vehicle sales spaces from 21 to 9 cars, however it should be noted that drawing No 1 Rev A shows internal sales parking for 8 vehicles. Additional external parking for 6 vehicles is also shown, we would like to see these spaces marked as for staff and customers for both the car sales and B1/B2 unit only and not as sales display parking, this should be conditioned.

The parking area also shows suitable turning space to allow a car to enter/exit the site in forward gear. This should be preserved by condition.

The waste storage/collection area is acceptable, however the location appears to be behind the gates and so may not be suitable for general residential collection but fine for an arranged commercial collection.

With this we consider the application is acceptable with the following conditions and footnote.

Conditions

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for layout of parking and turning areas have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

Before the development is brought into use turning facilities shall be provided in accordance with the details shown on the approved drawing. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

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

Prior to the development being brought into use, the proposed car park hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

Footnote

Any changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.