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| <b>Consultation Response from KC,<br/>Highways Development Management - Chris Bembridge</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                 |
| <b>2020/91219 Butchers Arms, 38, Town Gate, Hepworth, Holmfirth, HD9 1TE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                |                                 |
| <b>Change of use of first floor to create additional dining space and kitchen store. (within a Conservation Area)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                 |
| <b>Date Responded:26/01/21</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Responding Officer: CNB</b> | <b>Responding Ref:K12-12/12</b> |
| <p>This is an amended plans response for a change of use of a first-floor dwelling to create additional dining space at an existing public house, submitted in response to a Technical Note submitted by Paragon Highways dated Jan 2021. This response should be read in conjunction with the original HDM response submitted 20/07/20 and appended below.</p> <p>This application is for the change of use of the residential area on the first floor of an existing public house to extend the commercial dining area. The application site is on Towngate, an unclassified 30mph two-way single carriageway rural village road of approximately 6m width with a single footway and street lighting present. There are No Waiting at Any Time TRO markings to the south east of the site to protect a pinch point where the road narrows to approximately 2.7m, otherwise parking is unrestricted and appears to be in high demand. The highways are set out in a historical rural street layout in the vicinity of the application site.</p> <p>The technical note only considered an increase in floorspace to account for increased customer spacing during Covid19 restrictions, no details were provided for a post-Covid19 scenario when the floorspace would enable approximately double the number of customers or allow for the upstairs room to be used for functions etc. This would double the number of trips expected and it is this impact on the local highway network that we need to consider.</p> <p>The Technical Note submitted TRICs trip rates for the proposed development, however we feel that the trip rates were flawed and that they would be unrepresentative for the proposal site. The submitted trip rates were generated from only three existing sites and two of these were located in greater London and would benefit from far superior levels of public transport than the proposal site (1440 services at the Hackney site and 1056 at the Islington site as compared with approximately 32 services during the same 12 hour period). They would also benefit from a much greater local population within walking distance.</p> <p>We re-ran the TRICs analysis and obtained trip rates of approximately double those submitted in the Technical Note, again not all the sites would have been a suitable match and best practice guidance suggests that we use the 85<sup>th</sup> percentile figure in this case.</p> <p>The re-run figures showed that the car park would be above capacity for 7 hours between 10am and midnight with a maximum capacity of 201% (approximately 10 vehicles), while the 85<sup>th</sup> percentile figures had it over capacity for 10 hours with a maximum of 780% of capacity (approximately 40 vehicles). We consider the realistic trip generation would probably be somewhere between the two figures, however this would still increase the demand for parking spaces that could not be adequately met by the proposed parking provision.</p> <p>The option to increase the number of spaces within the car park is limited as the car park also serves as access to approximately 20 dwellings on Uppergate. The opposite end of Uppergate is very narrow and steep and could cause access problems for some vehicles, including emergency vehicles, and so it is important that the route through the car park is not obstructed.</p> |                                |                                 |

Given the extremely limited on street parking in the area and the existing residential demand we cannot support this application and object on highways grounds relating to the adequate provision of parking and the road safety issues that may ensue.

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Original HDM response (submitted 20/07/20)

This application is for the change of use of the residential area on the first floor of an existing public house to extend the commercial dining area. The application site is on Towngate, an unclassified 30mph two way single carriageway rural village road of approximately 6m width with a single footway and street lighting present. There are No Waiting at Any Time TRO markings to the south east of the site to protect a pinch point where the road narrows to approximately 2.7m, otherwise parking is unrestricted and appears to be in high demand. The highways are set out in a historical rural street layout in the vicinity of the application site.

No trip generation details were provided with the application and, based on information from the application form, the proposals are to double the size of the pub's commercial area to create additional dining space. This may cause a two-fold increase in trips to the site. The removal of the residential use would also mean that any staff who previously lived on site will now generate journey to work trips, so these cannot be discounted. However, we do not consider that the proposals will generate sufficient new trips as to have a severe impact on the operation and efficiency of the local highway network.

The main highways concern is the provision of parking at the site and no details of parking were provided with the application. The pub car park contains approximately 8 spaces and is also used as access to a number of dwellings on Upper Gate and because of this no additional parking would be available within the car park without obstructing the access. With a possible doubling of car parking demand and no ability to increase car parking levels we are concerned that this would lead to parking on Towngate and we would not like to see any development that promotes on street parking in this location.

Until the applicant can provide details on the expected parking demand and how this will be met with the limited parking provision we cannot fully assess the impact of the proposals on the local highway network and highway safety.

The waste storage/collection is assumed to continue as currently with storage in the rear yard and collection from Upper Gate.

With this we must object to the application due to lack of information to make a full assessment of the impacts on the highway and highway safety. If the applicant can provide suitable answers to our concerns then we may be able to re-assess the application and provide more a positive response.