

Consultation Response from KC, Highways Development Management
2020/91611 92, New North Road, Edgerton, Huddersfield, HD1 5QP
Change of use from mixed commercial/residential use to fully commercial (B1 office), demolition of the rear toilet block and associated works (Within a Conservation Area)
Date Responded: 07/07/20 Responding Officer: J Turner Responding Ref: K5-5SE/16

This application seeks approval for the change of use from mixed commercial/residential use to fully commercial (B1 office), demolition of the rear toilet block and associated works (within a Conservation Area) at New North Road, Edgerton.

The site received approval for a change to mixed use in application no. 2018/92347. This new application proposed to make the building entirely for use as office space.

The site is just over a kilometre from Huddersfield town centre, and nearby properties are a mix of commercial and residential. New North Road is well served by public transport.

The proposed car park is almost identical to the one approved for the mixed use development, and detailed swept-path analysis of vehicles accessing and exiting the site in a forward gear from various parking spaces was provided at this time.

To change the use to entirely office space is unlikely to significantly intensify the vehicle movements on the site, and the scheme is therefore acceptable from a highways perspective.

Please repeat the waste storage condition from the previous permission in this decision notice:

The areas shown on the approved site plans for the storage of wastes shall be retained at all times and kept clear of all obstructions to its use.

Reason: To ensure adequate space within the site for the safe storage and disposal of waste in the interests of highway safety and visual amenity, and to accord with the aims of Policies BE1-2, T10 and T19 of the Kirklees Unitary Development Plan and PLP21-22 and 24(d(vi)) of the Publication Draft Local Plan.