

Consultation Response from KC, Highways Development Management		
2020/93007 former Public Conveniences, Westbourne Road, Marsh, Huddersfield, HD1 4LF		
Change of use of former public conveniences to Class E retail shop with erection of single storey extension		
Date Responded: 09/11/2020	Responding Officer: Zack Turner	Responding Ref: K5-2SE/25

This application is at former Public Conveniences, Westbourne Road, Marsh, Huddersfield. The proposal is for the change of use of former public conveniences to a Class E retail shop with the erection of a single storey extension.

The site is located just off the main high street of Westbourne road A640 which is occupied by many shops and residential dwellings and it connects Huddersfield Town centre to Lindley. Along this road there is on-street parking bays with 30-minute waiting restrictions. The site is also in a sustainable location as there is a high frequency of busses with a bus stop being adjacent to the site and there is also a bus stop approximately 100 meters on the other side of Westbourne Road which is in easy walking distance and there is crossing, 25 meters from the site to safely cross this busy main road.

It has been noted that there are often complaints regarding parking in this area. This is due to limited off-street parking available and residents struggling to park near their homes, there is conflict with local residents on the side roads requesting for new permit parking bays to be installed and current parking bays to be extended to help them park near their homes. There have also been complaints of pavement parking especially by the shops and bollards were introduced to try to prevent this from happening.

There is previous planning history to the site for the erection of a retail unit with an apartment over and for the demolition of existing public convenience. This application was refused due to overdevelopment and the failure to achieve good amenity for future occupants. Ref 2014/90231. However, an application for this site was given permission but the plan did not include an apartment above and it was not completed, Ref 2013/92268. Since this application, the car park adjacent was included in the application for the change of use from a retail unit to an indoor sport and recreational unit. This left no more than 10 parking spaces for public members.

The proposed retail shop will not have its own car park however it is situated adjacent to a car park, but this is owned by Play world and they only allow time limited parking for no more than 10 public members. The co-op also has a time limit on their spaces and on-street parking is mainly for residents within the area. As a result, there are significant parking problems in the area due to small amounts of parking available, and this concerns HDM as there is no proposed off-street parking associated with the site.

Waste storage and collection arrangements are provided on the plan to the south of the site.

Highways Development Management consider the site to be in a sustainable location with good public transport links but with minimal off-street parking provided. Given that other local shops in the near vicinity deal with the same issues and the small retail development will not cause a significant increase in traffic due to a low number of customs, HDM believes the proposal to be acceptable.