Consultation Response from KC, **Highways Development Management**
2022/93204 66, Market Place, Westgate, Heckmondwike, WF16 0HX
Change of use from vacant unit to dessert shop and new car park
Date Responded: 24/11/2022 **Responding Officer: David Stainsby** **Responding Ref: K9-10SE/54**

RECOMMENDATION:

The proposal to change the use of the vacant unit to dessert shop/café. is acceptable. However, I would object to the provision of a new car park on highway safety grounds and consider that this element should be removed from the application.

Details of waste storage and collection should be provided, with the location of a waste collection presentation point being clearly marked on a drawing.

DESSERT SHOP/CAFE

The site is presently for retail use and within the recognised centre of Heckmondwike. As such, it benefits from good public transport links, with formalised on- and off-street parking available in the Town.

Local streets are protected by waiting restrictions, and public parking is available in easy walking distance.

Highways DM would not raise highway safety as a reason for refusal given the site's position in a recognised centre with many similar outlets nearby.

Given the above, Highways DM would not wish to raise any objection to the proposal to change the use of the vacant unit to a dessert shop/cafe.

CAR PARK

Back Lane is a narrow street with sub-standard visibility to the left at its junction with High Street and no footways.

Whilst it is approximately 4.6m at its junction with High Street it narrows to 3.6m mid length and 2.8m into the access to the proposed car park.

The narrow widths of Back Lane and the proposed access to the car park means that two vehicles cannot pass each other and, therefore, two-way traffic flows cannot be achieved.

This would cause conflict between vehicles accessing/egressing Back Lane from A638 High Street and vehicles accessing/egressing the proposed car park from Back Lane to the detriment of road safety at these locations

As a result, I would consider that intensifying the use of this road and the junction of Back Lane with A638 High Street, in particular, would be detrimental to highway safety at this location and the proposed car park could not be supported by Highways Development Management.

WASTE STORAGE AND COLLECTION:

The Application states that the applicant has agreed with Kirklees Council's Waste Management Team for the disposal of food waste. However, the location of a bin store is not shown on the plan.

A bin collection/presentation point should be located adjacent to the public highway. The bin collection/presentation point must not obstruct the adopted highway or the access road.

Details of waste storage and collection should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct access or the adopted highway for road safety reasons.

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk.

Or at *https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx).*