

**Consultation Response from KC,
Highways Development Management****2023/91463 Chai Shai, 4 A, Albion Street, Batley, WF17 5PS****Erection of cafe****Date Responded: 24-10-2023.****Responding Officer: Mark Berry****Responding Ref: 15-4NE-12.**

This application seeks retrospective approval to the erection of café at Chai Shai, 4 A, Albion Street, Batley.

A previous retrospective application (2020/94290) for the erection of shisha/sports and entertainment café was refused partly on highway safety grounds in May 2021.

Highway Safety received complaints about the parking associated with the previous proposal. A Local ward Councillor reported drivers going to and from the premises causing chaos including drivers sitting in their cars in the car park at the back of the premises meaning other drivers must find alternate nearby parking. This resulted in drivers reversing out on to the main road and causing access issues in and out of the junction, along the road and on the approach to the traffic signals.

The reason for refusal was as follows:

The applicant has failed to demonstrate that adequate off-street parking facilities can be provided to serve the development without causing detriment to the safe and efficient use of the existing car park. Furthermore, the proposal would lead to an intensification in the use of a sub-standard access. The slowing and turning manoeuvres of vehicles entering or leaving the access would result in vehicles standing upon the highway, leading to conflict and interference with the free flow of traffic on Bradford Road on the approach to a busy signalised junction.

Highway Safety have been consulted regarding this application and confirm they have not received any complaints since last year. Local Councillors have also been consulted regarding this proposal who consider that there are still problems and that this the cafe is a shisha lounge providing shisha kits to customers to smoke in their cars.

The applicants have provided a proposed site and floor plan (drawing number UD-531) showing a one-way system from Bradford Road through the car park and to the traffic signals on Bradford Road via Albion Street. 20 off-street parking spaces are also shown to be provided.

Highways Development Management (HDM) still have concerns regarding this proposal.

1, The proposed café is located on the existing car park associated with the former public house resulting in a loss of off-street parking spaces at this location.

2, The access into the car park is narrow resulting in difficult turning and manoeuvre from Bradford Road into and out of the proposed car park.

3, The existing parking on site is not laid out as shown on the plans provided. The parking shown on the western side of the plan is not marked out as shown and could obstruct access to the adjacent garage building and possibly parking associated with the adjacent furniture shop. The western section

of the proposed parking will not be always available and is not considered suitable for the proposed café.

This leaves just 10 spaces shared between the proposed Café, Barkaka Brothers dessert lounge and Lalas restaurant (car park 2) which is unlikely to be sufficient.

4, HDM would not wish to see the displacement of existing parking on to the surrounding highway network at this location.

Conclusion

Unless the applicants can demonstrate that there is sufficient off-street parking to accommodate all users existing and proposed this application should be refused on highway safety grounds.