

Consultation Response from KC,
Highways Development Management

2023/93076 former Lloyds Bank, 22, Carr Lane, Slaithwaite, Huddersfield, HD7 5AN

External alterations to former bank building to form restaurant and takeaway, installation of extract ventilation system (class Eb) (within a Conservation Area)

Date Responded: 17/01/2024.

Responding Officer: D. Stainsby

Responding Ref: K1-33/8

RECOMMENDATION:

As submitted the proposals do not provide enough information for them to be acceptable to Highways.

Clarification on both deliveries and collections and waste collections to and from the restaurant and takeaway is required.

In principle, a restaurant within the town centre of Slaithwaite would be acceptable. However, no information on parking for deliveries have been provided,

The plans show that deliveries will be taken from the front of the premises on Carr Street, however there is nowhere for delivery vehicles to park safely. The Developer needs to provide more information on how deliveries will be carried out in the form of a delivery management plan.

A bin store is shown on the plan, but, again, there is no information on how waste will be collected. Further information on the collection of waste from the premises is required.

With regard to the Takeaway element of the proposal, the Kirklees Hot Food Takeaway Supplementary Planning Document states that Highway safety Applications for hot food takeaways will be refused where the use is considered to have an unacceptable adverse impact on highway efficiency and safety, including the consideration of: The existing use and location of the site or premises; Accessibility for pedestrians, cyclists and vehicular traffic; and The operational requirements of the business.

Paragraph 4.41 states Hot food takeaways can generate a high number of car borne visits that require short term parking. If there is a lack of suitable parking spaces nearby, customers and delivery drivers may choose to, or have no alternative but to park for short periods in inappropriate locations. This can lead to conflict with other road users and dangerous conditions for pedestrians. Consideration will therefore be given to the presence of existing traffic controls such as double yellow lines, laybys used for bus stops, zebra crossings or other crossings or controls or the presence of junctions where inconsiderate parking would cause a danger to pedestrians or other road users, or which would disperse short term parking resulting in loss of amenity for residents or other businesses. If parking arrangements in the vicinity of the premises cannot safely accommodate the increased need for short stay parking the proposal will not be acceptable if it cannot demonstrate that such arrangements could be put in place.

Paragraph 4.42 states the normal operational requirements of hot food takeaway premises also generate a certain amount of vehicle movement, including delivery vehicles both loading and unloading, waste disposal and other service vehicles, as well as parking arrangements for staff. Any application for a hot food takeaway will need to demonstrate that appropriate existing or proposed off-street parking arrangements or other acceptable on-street parking arrangements needed for the proper and safe functioning of the premises are or can be made available.

The roads surrounding the premises have a mix of Traffic Regulation Orders restricting parking and there is a zebra crossing outside the front of the premises. As a result, there is no clear area for anyone to stop to visit this premises to quickly collect a takeaway leading to a potential abuse of the existing restrictions.

As a result, in accordance with the Hot Food Takeaway SPD' the Developer needs to demonstrate that appropriate existing or proposed off-street parking arrangements or other acceptable on-street parking arrangements needed for the proper and safe functioning of the premises are or can be made available.