

**Consultation Response from KC,
Highways Development Management****2023/93495 Land rear of, Yorkshire House, South Street, Dewsbury, WF13 1JT****Erection of hotel (within a Conservation Area)****Date Responded: 22-10-2024.****Responding Officer: Mark Berry.****Responding Ref: 15-10-2024.**

This application seeks approval to the erection of a hotel at land rear of, Yorkshire House, South Street, Dewsbury

A proposal for a six storey 75 bedroomed hotel was refused on this site in August 2023 – application number 2022/92313. The reasons included highways matters as follows:

It is the opinion of the Planning Authority that the proposed development would incur the loss of surface car parking required for the effective operation of the uses at the ground floor of Yorkshire House (secured under 2004/95343) and that the loss of the parking provision will incur unacceptable highway safety issues on School Street and South Street contrary to Local Plan Policy LP21 Highways and Access.

Insufficient information has been provided which satisfies the Local Planning Authority that the current layout and form of the development can allow vehicles to safely egress from the site in a forward gear or that adequate controls can be put in place to manage vehicles attempting to visit the site which may otherwise block the safe flow of traffic on School Street. Because of the potential for highway safety and capacity issues being created because of the development, the proposal is found to be contrary to Kirklees Local Plan Policy LP21 Highways and Access.

This application is for a 3-storey hotel with 33 bedroomed, a reception and dining room. The proposals now include a vehicle turning head suitable for a car or small van, 4 parking spaces including 2 disabled parking spaces and a bin store at entrance.

The application site is a disused vacant former a car park, bound by dilapidated buildings to the north, School Street / Howlands Community Centre to the east, Yorkshire House to the south, and a car show room and sales area served via South Street and Southgate to the west. There is currently no vehicular access from South Street to this site.

The application is supported by a Transport Statement prepared by Paragon Highways. This is summarised as follows:

The proposals will be accessed via School Street, which is a one-way road in the town centre of Dewsbury.

The proposals include parking provision for 4 private cars inclusive of 2 disabled bays. However, the proposed site is in an extremely sustainable location within Dewsbury town centre with both the railway station and bus station within a short walking distance and as such usage of the site via car is expected to be very low.

Due to the sustainable town centre location of the development, the proposed hotel would expect most visitors and staff to use public transport. Turning within the site is available for cars and 3.5t delivery

vans to allow staff, visitors and deliveries to be dropped off at the site.

The site will be serviced via the access off School Street, with a bin store located at the access point.

The Transport Statement concludes that the development is considered acceptable, and that there are no highway safety or efficiency reasons why planning consent for the proposed development should not be granted².

Highways Development Management (HDM) would generally agree with the conclusions of the Paragon Highways Transport Statement.

HDM do however have concerns regarding the potential for servicing of the site by larger vehicles. Whilst the TS refers to servicing of the hotel being via smaller vehicles this cannot be guaranteed and HDM would therefore ask that the applicants demonstrate that, if necessary, a larger vehicle can reverse into the site and that servicing by larger vehicles can be undertaken without obstructing School Street.

Swept paths analysis should therefore be provided to demonstrate that an 11.85m long refuse vehicle can reverse into the site and that the site can be potentially serviced by larger vehicles without obstructing the flow of traffic along South Street.