

**Consultation Response from KC,
Highways Development Management**

2024/93155 former Conservative Club, Stocks Lane, Batley, WF17 8PA

Change of use from conservative club to retail, cafe (hot food), external alterations to form covered seating area and accessible entrance to the main entrance, erection of extension to form two retail units and plant room (within a Conservation Area)

Date Responded: 10-4-2025.

Responding Officer: Mark Berry.

Responding Ref: 13-10NW-13.

This application seeks approval to the change of use from conservative club to retail, cafe (hot food), external alterations to form covered seating area and accessible entrance to the main entrance, erection of extension to form two retail units and plant room at former Conservative Club, Stocks Lane, Batley.

The application site is located at the Branch Road/Stocks Lane/A652 Bradford Road junction.

A separate application is submitted for the formation of a car park on land to the rear of the site with an access from Branch Road (2024/93139).

The existing floor plans show the layout of the club to the ground floor with kitchen, store and toilets. The first-floor plans show a hall and stage with a kitchen and other ancillary rooms and facilities. The second-floor plans show a mezzanine floor with a staircase leading down to the hall below.

The proposed floor plans show a large cafe/bar, 3 new retail units, kitchen, lift, toilets, store, meeting room and an outdoor cafe/bar covered seating area to the ground floor. The first-floor plans show a market Hall and Enchanted Library. The second-floor plans show an open area together with offices and the second floor to the proposed Enchanted Library.

The application form refers to 11 existing off-street parking spaces presumably within the existing car park to the frontage of the site.

No information is provided regarding highways matters or the anticipated traffic generation.

Highways Development Management (HDM) comments.

Given the sensitive location of this site on the highway network at the Branch Road/Stocks Lane/A652 Bradford Road junction and to enable H D M to make a proper and meaningful assessment the application should include a Transport Statement prepared in accordance with guidance in the Planning Practice Guidance Suite. The scope of the Transport Statement should be agreed with HDM, and could include details of proposed traffic generation, access to site by various travel modes, accident analysis, a justification of parking standards and site access design and service arrangements.

The Highway safety section have been consulted and made the following comments relevant to this site.

The proposed change of use will inevitably create a strong desire line across Branch Road between the site and Aldi. Whilst it is acknowledged that the road is one-way it is around 8.5m wide and pin straight, so it could be difficult to cross during busier traffic conditions, especially if less able. Highway Safety would recommend buildouts down to a 5.5m pinch point, with an uncontrolled crossing including appropriate dropped kerbs and tactile paving. Pedestrian access through the boundary should ideally tie-in with the crossing. The Aldi access will need to be shown together with existing waiting restriction which may need to be extended.

Yes, an RSA would be needed. If they're happy to incorporate the above measures, I think a combined Stage 1-2 should be adequate.

I also think anyone walking between the site and the southwestern side of Braford Road would also want to cross here. They will walk around the curved corner of the junction along the Aldi Car Park boundary, rather than waiting to negotiate two controlled crossings off the direct desire line.