Kirklees COUNCIL

Consultation Response from KC, Highways Development Management
2024/93221 Parkwood Mill, Stoney Lane, Longwood, HD3 4ZQ
Erection of 5 dwellings and associated works (within a Conservation Area)
Date Responded: 20/03/2025 Responding Officer: CNB Responding Ref: K2-11NE/16

This application is for the erection of 5 dwellings on the site of an established car park with an existing access on to Grove Street a 30mph two-way single carriageway local distributor road of approximately 6.6m width with footways on both sides at the application site (but only opposite to the east of the site) and with street lighting present.

The site is approximately 500m away from stops on a medium frequency bus route and the closest convenience store is approximately 490m away with the closest cluster of services and a school being approximately 1700m away. This would make the site a low sustainable location and we would expect the development to be car dominated.

It is noted that the application is accompanied by a supporting statement and a Transport Statement, both of which show a layout drawing with 12 parking spaces to the southern edge of the development site which appear to be associated with the proposed development of Mill 5, however it is noted that these parking spaces are within an area with TPOs and are unlikely to be allowed.

The site is currently designated as a car park for the surrounding residential developments in Parkwood Mill and was created as part of planning permission 09/90615 which was partly implemented with the construction of the car park. A previous 2005 planning consent (05/93391) for 4 dwellings on the site was not implemented, permission 11/91252 for changes to Mill 4 shows the 37-space car park in place and DoC application 12/92491 (not discharged) also showed the car park on submitted drawing 062-2900/g and so we have to assume that the 2009 consent still remains in place.

There are records of parking issues and complaints along Grove Street and Stoney Lane lodged with the Kirklees Highway Safety team and Streetview shows an increase in on-street parking in the area after the car park was fenced off, including unsociable parking on the mini-roundabout at the junction of Grove Street and Stoney Lane. It is considered that the loss of the parking is causing the current on-street parking issues, and we would expect this to be exacerbated with the development in place.

Pre-application highways advice (22/20125) indicated that there would be a shortfall of parking spaces in the area with the removal of the car park and that this is a significant concern and has resulted in overspill parking on the highway. It also requested that with the full application the parking for the whole Parkwood Mill residential complex should be considered, and there is no evidence of this within the submitted documents accompanying this current application.

The current application is for 5 three-bedroom dwellings and standards for this would require 2 parking spaces per dwelling plus 1 visitor parking space for every 4 dwellings and so this development would require 12 parking spaces to accord with local parking standards. The current proposed layout (drawing No 001-P1 Rev P2) shows 10 off-street parking spaces and we would expect visitor parking to be displaced on to the street where there are already issues with parking.

With this we consider that the proposals would be detrimental to parking and highway safety in the area and would like to object to the application on highway safety grounds and see the car park returned to

its permitted use as a 37-space car park under planning permission 09/90615.