

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

**2024/93556 Bolster Moor Coffee Shop, 1A, Bolstermoor Road, Bolster Moor, Huddersfield, HD7
4JU**

Change of use of land and creation of customer car park

Date Responded: 27-2-2025.

Responding Officer: Mark Berry.

Responding Ref: 1-44-39.

This application seeks retrospective approval to the change of use of land and creation of customer car park at Bolster Moor Coffee Shop, 1A, Bolster Moor Road, Bolster Moor, Huddersfield.

This application is supported by a Technical Note prepared by Paragon Highways. This is summarized as follows:

“The site contains a farm shop and café/ coffee shop, and the buildings are generally situated centrally within the site. Car parking is provided on the far north side and east side, with the car park extension situated further east.

The site contains around 89 car parking spaces (not including the car park extension).

The site attracts up to 1484 customers per day, with Saturday being the busiest.

Car park survey

The car park survey recorded the maximum occupancy of the on-site car park every 30 minutes. The car park survey was carried out on Friday 29th November 2024 between 8am and 5:30pm and revealed that of the 89 car parking spaces available only 4 parking spaces were available at 12:15pm and 5 available at 1pm equating to a maximum parking stress of 96%.

To test the busiest day (Saturday) a short snapshot survey was carried out on the 30th of November 2024 between 11:00am and 1:00pm and revealed a maximum parking demand of 89 vehicles within the site at 11:00am (providing a parking stress of 100%). During this snapshot the parking stress reduced to 94% providing a maximum number of 5 spaces being available. It was also observed that the car park was operating almost one in/ one out at this time, which resulted in queuing along Bolster Moor Road, providing a risk of sudden braking manoeuvres and potential for shunt type collisions in the area.

From the car park survey, it can be confirmed that the current parking stock cannot accommodate the regular parking demands at the site. It is no surprise that on street parking occurs along Bolster Moor Road and Slades Road regularly because of this

On-street parking survey

To ascertain the amount of on street parking along the adjacent network, a parking beat survey was carried out on the Friday 29th November 2024 (at the same time as the on-site car park survey). The on-street parking survey provided the maximum occupancy every 30 minutes between 8:00am and 5:30pm.

The on-street parking survey appraised the local roads within 200m (2-minute walking distance) of the site. The parking surveys included Bolster Moor Road and Slades Road.

Bolster Moor Road

The parking survey considered that there was a total of 27 parking spaces that could be

accommodated on the road. The survey revealed that the busiest time was 9:30am where there were no parking spaces available on street equating to 100% parking stress. Between 8:00am and 1:00pm there were very few spaces available with a parking stress ranging between 85% and 100%

Similarly, during the snapshot Saturday survey (30th November 2024) between 11:00am and 1:00pm the parking stress on street ranged between 85% and 96% providing space for around 1 to 4 vehicles on street.

Slades Road

The parking survey also extended to Slades Road on the Friday, where there is a possible 25 on street parking spaces. It was revealed that between 8:00am and 1:00pm there were between 4 and 7 car parking spaces available equating to a parking stress of up to 84%. The survey revealed similar results on Saturday during the snapshot survey between 11:00am and 1:00pm with only 5 to 6 car parking spaces being available on street.

When compared to the results of the on-site car park survey there is very little space available for parking within the site and also on the adjacent highway network during the peak business operational times.

The presence of indiscriminate on street parking along Bolster Moor Road can only obstruct the safe and free flow of traffic along the adjacent network, with vehicles stopping suddenly to manoeuvre into an opportune space this could lead to shunt type collisions. Parking within junction areas can also obstruct visibility splays increasing the risk of a collision between motorists emerging from junctions into the path of oncoming cars. It is noted that Bolster Moor Nursery is situated adjacent to the site at the Slades Road junction. With the presence of on street parking near or at the junction this can only obstruct intervisibility between pedestrians crossing the junction when travelling to and from the nursery and vehicles using the Bolster Moor Road junction. Furthermore, motorists looking for a parking space on street may not provide their full attention to other more vulnerable users of the road associated with the adjacent nursery providing risk of a car colliding with a pedestrian. Therefore, the current on street parking situation can only provide a continued risk in the likelihood of a collision between motorists and pedestrians in this area.

The proposals include the permanent use of the extended temporary car park located to the far east side of the site. The proposed car park can accommodate 37 car parking spaces and contains a hardened surface.

Based on the findings from the on-site car parking survey and the on-street parking surveys, during busy periods at the site the current car park (89 car parking spaces) cannot cope with demand leading to the high number of pedestrians crossing Bolster Moor Road to access the adjacent nursery and access the site potentially resulting in sudden braking and shunt type to significant parking overspill on to Bolster Moor Road and on to Slades Road, which is evident from the on-street parking survey results. This would provide a continued risk of a collision for adjacent road users with vehicles queuing on Bolster Moor Road to collisions. Additionally, due that current on street parking levels can obstruct intervisibility between these vulnerable road users and approaching vehicles, it is considered that there is a continued risk of a collision involving pedestrians”.

Highways Development Management (HDM) comments:

HDM would generally agree with the findings of the Paragon Highways Technical Note that the proposals are acceptable from a highway safety point of view and would provide a road safety benefit.

The Technical Note does however raise concern regarding *“parking within junction areas can obstruct visibility splays increasing the risk of a collision between motorists emerging from junctions into the path of oncoming cars”*.

The provision of an additional 37 spaces is unlikely to resolve all the issues with on-street parking and this is likely to continue albeit to a much lesser extent, neighbour representations refer to staff not being allowed to use the car park and there will be parking that is not associated with the Farm Shop. Following consultation with the Highway Safety Section HDM would recommend that waiting restrictions are therefore provided to the Bolster Moor Road site exit.

Suggested condition

Measures to manage parking

Within 3 months of the approval date a scheme detailing measures to manage parking on Bolster Moor Road to either side of the site exit and all associated works, together with appropriate Safety Audits shall be submitted to and approved in writing by The Local Planning Authority. Unless otherwise agreed in writing the scheme shall be implemented within a further 12 months.