

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

2025/90487 47, Huddersfield Road, Mirfield, WF14 8AE

Change of use and alterations to convert from vacant bank (Class E) to hot food takeaway (sui generis) with installation of extract and ventilation equipment and external alterations to the front and rear elevations

Date Responded: 8-5-2025.

Responding Officer: Mark Berry.

Responding Ref: 10-9NW-17.

This application seeks approval to the change of use and alterations to convert from vacant bank (Class E) to hot food takeaway (sui generis) with installation of extract and ventilation equipment and external alterations to the front and rear elevations at 47, Huddersfield Road, Mirfield.

The application site is on the southern side of Huddersfield Road and comprises the ground floor of 47 Huddersfield Road, Mirfield, a two-storey detached building on the corner of Huddersfield Road and Trinity Street. The first floor is a separate residential flat.

There are outbuildings to the rear of the site and a yard which could provide space for parking.

The site is adjacent to Mirfield fire station to the east and Trinity Methodist Church to the west (across Trinity Street).

There are double yellow lines to both sides of Huddersfield Road across the site frontage and along Trinity Street for the first approximately 40m. Parking is available on Huddersfield Road, approximately 20 metres west of the site which is restricted to a 1-hour stay (no return within 1 hour) between 08.00- and 18.00-hours Monday to Saturday.

The proposed takeaway will operate between 11.00 and 23.00 hours daily.

From the Planning statement under Highways and Parking considerations.

“The application site is located within a District Centre, in a highly sustainable location with bus stops within 50 metres. There is on-street parking to the west of the premises which is restricted to a 1-hour stay between 08.00- and 18.00-hours Monday to Saturday but is unrestricted outside of this time. As such, the on-street parking will be unrestricted during most the takeaway’s peak trading hours. There is also some parking in the rear yard

While the former use of the site was as a bank (with an un-authorized period as a tutor centre) within Class E, the site could be occupied as a restaurant without the need for planning permission. On this basis, the parking demands could be similar or greater than that associated with the takeaway use.

Generally, visits to the site will be short-stay and can easily be accommodated on the existing parking around the site. The nature of Domino’s operation is such that delivery drivers visit site to collect several orders to be delivered in one trip. Therefore, drivers visit the site less often and there is normally only one driver at the site at time. During busy peak times (normally Friday/Saturday between 17.30 and 21.00) there may be at most two drivers.

Loading will take place from the front of the premises on Huddersfield Road in accordance with the arrangements for other town centre uses nearby. Deliveries will be timed to take place outside of peak travel times to ensure that there is no impact on the local highway network when they take place”.

Highway Safety section comments.

There's only space outside for at most two cars for customers to stop and collect orders from the site. The Fire Station is very close by, and this proposal could therefore result in vehicles encroaching back across or into the Fire Station forecourt. Parking on both sides of Huddersfield Road to collect orders will block the road to two-way traffic. Trinity Street at the side of the property is extremely narrow and a two-way cul-de-sac, visibility from Trinity Street onto Huddersfield Road would be reduced considerably by parked cars. Visibility from the two junctions opposite Fenton Street and Knowl Road could also be reduced.

Whilst it is acknowledged that waiting times for vehicles collecting orders could be short just 3 to 4 vehicles could result in the obstruction to two-way traffic along Huddersfield Road and obstruction of the visibility of 3 junctions onto Huddersfield Road which can't be in the best interests of highway safety.

Waste Management comments.

As the parent company is Domino's Pizza and they therefore employ more than 10 people across the business, they will need to comply with the new Simpler Recycling regulations that require separate food waste collections and more separation of recyclable material. This will potentially mean they need storage for more bins, possibly of different sizes

If a waste is not to be collected down the side, they need confirmation of how waste will be collected without causing obstruction – ie will the collection operatives drag the bins out or will they be presented on the front, and if so, where?

Is number 1 at the rear a domestic property? If it is, then bin storage against this property would be a fire risk for residents – especially if there are windows to that elevation - so either the bins need to be stored 6m away from any building, or they need some form of fireproof enclosure/cover.

They should also look at protecting the bins/bin area from tampering/anti-social behaviour given the location down the side street which is presumably not well overlooked.

Highways Development Management comments

Trinity Street is narrow and the access into the rear yard is narrow resulting in either difficult or impossible turning and manoeuvre in and out which means that deliveries to customers are highly likely to be collected from the front and not the rear yard.

Bin collection is proposed from the front of the site, but no details are provided. More bins may be needed than the 2 specified on the plans and in the Waste Management Plan.

The Planning Statement refers to “the site could be occupied as a restaurant without the need for planning permission. On this basis, the parking demands could be similar or greater than that associated with the takeaway use”.

Whilst it is acknowledged that a restaurant could generate traffic and parking demand this would be different to a takeaway in that customer's would stay longer and would be much more likely to park and walk to the site or use public transport.

Given that no realistic off-street parking facilities are proposed, the Highway Safety comments, deliveries to customers are highly likely to be collected from the front and not the rear yard and deliveries to the site and bin collection is proposed from Huddersfield Road Highways Development Management have no option other than to recommend refusal of these proposals on highway safety grounds.