

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

2025/90922 Newgate Garage, Newgate, Mirfield, WF14 8DB

Erection of outbuilding, extension of existing garage and associated alterations

Date Responded: 24-9-2025.

Responding Officer: Mark Berry.

Responding Ref: 10-9NW-38.

These proposals include a side extension to accommodate 2 van ramps, an additional garage ramp, new office and waiting room for customers at the ground floor level with mezzanine first floor incorporating storage space, toilet and a break room. This extension will serve as a van MOT and service centre.

Across Newgate Road in the car park, a separate outbuilding to store cars and equipment and to act as an emergency protected space when the River Calder floods is shown to be provided.

Highway Development Management (HDM) have concerns regarding these proposals as follows.

- 1, The extension and the proposed new building result in a loss of off-street parking provisions for the garage.
- 2, The proposals show 3 new service bays with direct access onto Newgate with no provision for internal vehicle turning.
- 3, Sight lines onto Newgate from all 3 service bays would be sub-standard in both directions.
- 4, Inter-visibility between vehicles exiting the service bays and pedestrian using the Newgate footway would also be poor.

The Highway Safety Section have been consulted and have confirmed that footway parking already generates a lot of complaints to the frontage of Newgate Garage. This results in safety concerns, especially for pedestrians being forced off the footways and walking in the carriageway.

Complaints as follows.

- **May 2024:** Vehicles associated with the garage have been observed parking on pavements and double yellow lines, obstructing pedestrian access both during the day and at night.
- **March 2022:** 6 vehicles from the garage were reported to be parked on the pavement, impeding the safe passage of children and parents walking to school via the bridge.
- **October 2021:** A local councillor raised concerns about the garage’s parking compound being consistently full. As a result, customer vehicles and the garage’s own van are frequently parked on the pavement near Huddleston Court, compromising pedestrian safety—particularly along a key walking route to Lower Hopton Junior & Infant School. The councillor, who passes the area multiple times daily, noted that vehicles are not parked here when the garage is closed. A customer was recently advised by the garage that their vehicle was parked on Back Station Road, just after the bridge.
- **November 2018:** Ongoing issues were reported regarding vehicles parked on the pavement



outside the garage and extending towards Huddleston Court.

- **February 2014:** Vehicles parked on Newgate Road were noted to be affecting sight lines, posing potential safety risks.

Given the Highway Safety Section comments and the record of complaints regarding on-street parking along Newgate, and that these proposal will result in a loss of off-street parking facilities, access to the service bays is directly onto Newgate with no internal vehicle turning and with poor sight lines and poor pedestrian inter-visibility Highways Development Management have little option other than to recommend refusal of these proposals on highway safety grounds.