Consultation Response from KC, **Highways Development Management**
2025/92969 Bamforths Warehouse, Station Road, Holmfirth, HD9 1AB
Removal of condition 6 (access and parking areas) on previous permission 2015/91697 for change of use of ground and first floor (levels 1 and 2) from B8 to A2/B1 (retail and office), change of use of levels 3, 4 & 5 from B8 to C3 (residential), excavation and provision of retaining structure to extend car park, erection of double garage, installation of external lift and fire escape stair in protected masonry enclosure, installation of balconies to south west elevation at levels 3, 4 and 5 refurbishment/renewal of roofs, changes to some existing window openings and installation of windows and doors into new and existing openings, partial rendering of external walls, external paving and boundary walls (within a Conservation Area)
Date Responded:27-11-2025. **Responding Officer: Mark Berry.** **Responding Ref: 3-46-47.**

This application seeks approval to the removal of condition 6 (access and parking areas) on previous permission 2015/91697 for change of use of ground and first floor (levels 1 and 2) from B8 to A2/B1 (retail and office), change of use of levels 3, 4 & 5 from B8 to C3 (residential), excavation and provision of retaining structure to extend car park, erection of double garage, installation of external lift and fire escape stair in protected masonry enclosure, installation of balconies to south west elevation at levels 3, 4 and 5 refurbishment/renewal of roofs, changes to some existing window openings and installation of windows and doors into new and existing openings, partial rendering of external walls, external paving and boundary walls (within a Conservation Area) at Bamforths Warehouse, Station Road, Holmfirth.

From the application form in the section regarding variation/removal of condition the applicants explain the need to remove the condition as follows.

"The approved 2015 parking layout and access arrangement (ref. 2174(P2)02.1) is no longer deliverable because the consented site is now progressing with a new brewery proposal that reconfigures servicing and external areas; the apartment parking shown in 2015 would physically conflict with the brewery layout and servicing strategy. Since 2015, material policy has changed nationally and locally to support reduced or car-free development in well-located areas and to prioritise walking, cycling and public transport. The current National Planning Policy Framework asks authorities to prioritise sustainable transport modes and to use parking standards only where clearly justified, especially in town and local centres; it also supports efficient use of land and management of car dependency. Accordingly, on-site private car parking for the apartments is no longer necessary to make the development acceptable, provided safe access, disabled provision if required, cycles and servicing are secured by updated plans/conditions. Any new or retained hardstanding will still be delivered as permeable/sustainable drainage to meet the 2009 CLG/EA guidance on surfacing. On this basis, Condition 6 fails the current necessity/reasonableness tests and should be removed (or varied to reference the updated access/servicing/cycle plans) so the extant consent can be implemented in a policy-compliant, deliverable form".

Highways Development Management (HDM) comments.

No details of a safe access or disabled access to the flats are provided. Plan 2174(P2)02.1 shows a ground level entrance to stair well and lift shaft from the car park which is no longer shown to be provided on the brewery plans.

Servicing and bin storage for the apartments would have been from the car park. No information is provided regarding the servicing or bin storage.

Whilst it is acknowledged that the proposed flats are in a sustainable location HDM cannot agree to the removal of this condition until acceptable details of safe access, disabled access, bin storage and servicing for the proposed flats are provided.