

Planning and Design Statement

PROJECT:	457 Bradford Road
Project Address:	457 Bradford Road, Batley
Project Description:	Office accommodation ancillary to the existing Bison Steak House restaurant.
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Purpose of this issue

Support the revised full planning application for an ancillary restaurant office for up to three people.

Final drawing PL01A (PL01 revision A dated 11 October 2026), supplied on 14 October 2026, is the submission drawing. The application area figure is retained at approximately 14.8 m². Roof runoff will drain to a soakaway. No separate office occupation is proposed. Maximum office occupancy is three people, typically between 8.00am and 6.00pm. Nine existing parking spaces and the 7.5-tonne box-van servicing arrangement are retained.

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1 Executive summary

Full planning permission is sought for the use of land for the siting of one 20-foot ISO shipping container to provide office accommodation ancillary to the existing Bison Steak House restaurant at 457 Bradford Road, including support pads, anchoring and roof-water management. The office will support the business operating from the main building and will not be separately or independently occupied.

The ancillary office will accommodate up to three people at any one time, typically between 8.00am and 6.00pm. These are typical operating hours rather than a proposed fixed restriction; operating days have not been specified. The proposal adds no restaurant covers or customer seating. The number of office occupants is not a statement of the total restaurant workforce or the number of additional jobs.

The former appeal identified highway safety, servicing and access to the public sewer as principal concerns. The final PL01A retains the existing parking layout and servicing swept path and locates the office outside the indicated sewer corridor. The supporting statements assess the same ancillary office proposal and identify the technical limitations of the available evidence.

2 Site and surroundings

The application site forms part of the existing restaurant premises at 457 Bradford Road, Batley. The restaurant occupies a detached three-storey building fronting the A652 Bradford Road. The immediate area has a mixed commercial character, with Batley Bus Station and public car parking close by, commercial premises along Bradford Road and residential development beyond the road.

Batley Beck, designated as a main river, runs close to the south-western site boundary. Available mapping and the previous Flood Risk Assessment identify parts of the site within Flood Zones 2 and 3. The site is therefore sensitive both to flood risk and to the continued maintenance of drainage and sewer infrastructure.



Photograph 1 - Existing restaurant and land to its north-western side.



Photograph 2 - Context of the proposed container area, existing hard surfaces and adjoining commercial setting.

3 Relevant planning history

Kirklees Council refused application 2023/62/92975/E on 1 July 2024 for an extension to the restaurant. The stated reasons concerned over-intensification, insufficient parking and restricted HGV manoeuvring, together with obstruction of access to a mains public sewer in a high-risk flood area.

The appeal, reference APP/Z4718/W/24/3352005, was dismissed on 13 June 2025. The Inspector identified highway safety and flood risk as the main issues. The Inspector also found the former extension acceptable in design terms, describing it as subordinate to the host building and using matching materials. That design conclusion is a relevant, although neutral, consideration.

The current proposal is a new and substantially smaller development than the refused extension. This revision changes the proposed container use from storage to office accommodation ancillary to the restaurant. It does not seek an independent office business or additional customer accommodation.

4 The proposal

The proposal comprises one standard 20-foot shipping container, approximately 6.06 m long by 2.44 m wide by 2.59 m high externally. The application retains an approximate area of 14.8 m², based on those external dimensions; this is not a measured internal fit-out area. The container will have a matt dark-grey finish and discrete pads or piers with an open void beneath, as shown on final PL01A.

- Office accommodation used solely in connection with the business operating from the existing restaurant, with a maximum of three occupants at any one time.
- Typical office use between 8.00am and 6.00pm. No separate letting, independent business occupation, customer seating, food preparation, cooking or sleeping accommodation is proposed.
- No additional restaurant covers are proposed. Existing and proposed whole-site employment totals and any additional staff journeys are to be confirmed; the three-person occupancy limit must not be treated as three new employees.
- Drawing PL01A shows a personnel entrance door and two windows on one long elevation, with corresponding openings on the floor plan. The access threshold, any steps or ramp, and any external ventilation equipment, plant or lighting still require confirmation and coordination. Unspecified external alterations are not included in the proposal.
- A uniform matt dark-grey finish, with all doors and vents integrated into the container and maintained in good condition.
- Roof runoff will be collected and discharged to a soakaway within the site, as set out in the Flood Risk and Drainage Strategy Statement. No new direct outfall to Batley Beck is proposed.

The office use forms part of the permission now sought. Any later independent occupation or materially different use would require separate consideration under the planning controls applicable at that time.

5 Planning policy context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the Kirklees Local Plan, adopted in 2019.

The principal Local Plan considerations are Policies LP21 and LP22 concerning access, highway safety and parking; LP24 concerning good design; LP27 and LP28 concerning flood risk and drainage; LP30 concerning biodiversity; and LP34 concerning the water environment. The National Planning Policy Framework is also material, particularly its provisions on sustainable development, transport, design, flood risk and the natural environment.

6 Principle and relationship to the restaurant

The office will provide administrative accommodation directly connected with and subordinate to the existing restaurant. It will remain part of that business rather than a separately occupied office unit. The application describes the office as ancillary to the existing Class E(b) restaurant and does not seek an independent office use.

A condition securing the ancillary relationship and preventing separate occupation would preserve the scope of the proposal. The assessment is based on a maximum of three office occupants, with typical use between 8.00am and 6.00pm.

7 Design and appearance

The container remains modest in height and footprint and subordinate to the main restaurant. Its matt dark-grey finish will limit glare and visual prominence. Final PL01A shows the personnel door and two windows. No additional external plant or alterations beyond the submitted proposal are assumed.

The final application drawing is PL01A (PL01 revision A), Proposed Site Plan, Elevations and Location Plan, dated 11 October 2026 and supplied on 14 October 2026. It supersedes PL01. Its support note specifies discrete pads or piers, an open void and no continuous concrete or hardcore plinth. The former conflicting base label has been removed. The drawing does not provide surveyed flood or finished-floor levels or a detailed drainage layout.

8 Access and inclusive design

Customer access to the restaurant remains unchanged. The container will be a regularly occupied workplace for up to three people. Its entrance and route from the main building must provide safe and suitable access, taking account of the raised floor level, any steps or ramp and the needs of users. Access works must not obstruct parking, servicing, flood routes or the sewer corridor. Welfare arrangements using the main building are to be confirmed; no new toilet or foul connection within the container is presently identified.

9 Highway safety, parking and servicing

The office adds no restaurant covers or customer seating. The submitted scheme retains nine parking spaces. Its occupancy is limited to three people, but existing and proposed employment totals and staff travel arrangements require confirmation before an unchanged traffic position can be asserted. The ancillary office is not proposed as a separate customer destination or delivery operation.

Drawing PL01A retains the swept path for a 7.5-tonne box van, identified in the original submission as the largest regular servicing vehicle. The office access arrangements, including any steps or ramp, must retain the turning and forward-gear servicing arrangement. Any changes affecting that space must be checked on the drawing.

10 Flood risk, sewer access and drainage

Application drawing PL01A identifies the public sewer centreline and a 6 m exclusion zone, with the office footprint shown outside the indicated corridor. The verified sewer alignment and clearance of supports, anchors, access works and drainage equipment remain to be demonstrated. Ordinary inspection, maintenance and emergency access must remain unobstructed.

The Flood Risk and Drainage Strategy Statement addresses regular daytime office occupation by up to three people, discrete supports, anchoring and resilient construction. Roof runoff will be collected by gutters and downpipes and conveyed to a soakaway within the application site. No new direct discharge to Batley Beck or connection to the public sewer is proposed. Soakaway location, capacity, infiltration performance and exceedance routing require detailed design and verification; no infiltration test or engineered soakaway design is included in this submission.

The 2021 Flood Risk Assessment relates to a different development and remains historic context only. The revised statement distinguishes existing evidence from the site-specific checks still needed. The Council must be satisfied that the occupied office can be safe over its lifetime; critical level and escape-route evidence should not simply be deferred to installation.

11 Biodiversity and the water environment

The application seeks the exemption for development on a site of 0.2 hectares or less. The form records a 0.05-hectare site and is dated 13 August 2026. The exemption is subject to the application having been made on or after 6 August 2026 and no onsite priority habitat being affected. This is the exemption basis used in the amended application form and BNG Exemption Statement; it does not rely on a claim that the whole works area is below 25 m².

The detailed layout should maintain a clear separation from Batley Beck and avoid any works to the watercourse bank. No materials, waste or contaminated runoff would be stored or discharged where they could enter the beck.

12 Neighbouring amenity

The ancillary office will be used by up to three people, typically between 8.00am and 6.00pm. No customer seating or cooking is proposed. Any windows, lighting or ventilation equipment must be detailed and positioned to avoid unacceptable overlooking, noise or light spill. The modest scale and business-related use support a limited amenity effect, subject to the final design.

13 Climate change

Re-use of the prefabricated container can reduce demand for new structural materials. The coordinated Climate Change Statement addresses insulation, ventilation, lighting, heating controls and soakaway drainage for the occupied office. Sensitive services should be protected from flooding. No quantified energy performance or carbon saving is claimed.

14 Suggested planning controls

To maintain the limited effects assessed in this statement, the applicant would accept appropriately worded conditions addressing:

- use solely as office accommodation ancillary to the existing restaurant business, with no separate letting or independent occupation and no customer seating, cooking or sleeping accommodation;
- a maximum of three office occupants and the approved external appearance; any fixed operating-hour condition should be agreed separately, as 8.00am to 6.00pm describes typical use;
- implementation and retention of the approved flood-resilience, access and escape, and roof-water drainage measures;
- retention of the approved parking, turning and servicing space; and
- continued unobstructed access to the public sewer and its maintenance corridor.

15 Conclusion

The proposal is a small ancillary office for up to three people, typically used between 8.00am and 6.00pm. It supports the existing restaurant without adding customer seating or creating an independently occupied business. This statement, the accompanying reports and amended form use final PL01A and the same 14.8 m2 application area and soakaway drainage approach.

The submission retains existing parking and servicing and protects the indicated public-sewer corridor. Flood levels, safe access and escape, soakaway feasibility and whole-site operational effects remain subject to the limitations explained in the supporting statements. Coordination of the submitted documents does not establish those unverified technical matters. The Council will determine whether the evidence is sufficient and whether further information or conditions are necessary.

16 References

- Kirklees Council, Decision Notice 2023/62/92975/E, dated 1 July 2024.
- Planning Inspectorate, Appeal Decision APP/Z4718/W/24/3352005, dated 13 June 2025.
- Kirklees Council, Kirklees Local Plan: Strategy and Policies, adopted 2019.
- Ministry of Housing, Communities and Local Government, National Planning Policy Framework, August 2026; current online edition reviewed 13 October 2026.
- Kirklees Council, Planning Validation Requirements, effective 6 February 2023.



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