

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

#### UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

#### PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

3 FEBRUARY 2022

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**Planning Application 2019/94147**

**Item 7 – Page 17**

**Demolition of existing building and erection of two storey community centre**

**Quality Food Store, Ravenshouse Road, Dewsbury Moor, Dewsbury, WF13 3QU**

#### **7.0 PUBLIC/LOCAL RESPONSE**

Two additional representations have been received in relation to the application, which are summarised as follows:

- A two storey community centre is being built on the Pilgrim Estate, in close proximity to the application site. As such, there is no need for the closure of the Quality Food Store, which serves the needs of all of the community and of which there is no comparison.
- This new centre is not on the Kirklees council website even though the foundation and framework has been laid

**Response:** Based on the information submitted in the representation, officers understand that the above comments relate to Application Ref 2017/93625 relates to extensions to existing mosque and alterations at Pilgrim Avenue, Dewsbury Moor. The approved plans indicate the provision of improved facilities to serve the existing mosque, and not those associated with a community centre.

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**Planning Application 2021/91801**

**Item 9 – Page 49**

**Outline application for erection of petrol filling station**

**151, Heckmondwike Road, Dewsbury Moor, WF13 3NS**

#### Highway Issues

Further to paragraph 10.12 on page 55 of the main agenda, additional information has been received from the applicant in relation to the capacity of the site to accommodate waiting vehicles in order to prevent vehicles parking/stacking on the highway.

The applicant's Highways consultant has carried out an accumulation exercise using the rates given in the appendix D (TRICS data output) to their report. This approach was agreed with KC Highways DM.

Based on this and assuming two vehicles might be on the site at 6.00am the maximum accumulation given is 10 vehicles – note this is for use of the fuel bays and the shop. Given there are six fuel bays and six parking spaces in front of the shop that provides a capacity of 12 vehicles. This is in addition to the distance between the nearest pump and the highway which could accommodate two cars behind the one at the pump. There is considered to be ample capacity in the highways consultant's view and the chance of queues extending on to the highway is considered unlikely.

The calculation is given in the table below.

Time Period	BAYS		6
	Arrivals	Departures	PFS + RETAIL Accumulation
0500-0600	0	0	2
0600-0700	28	27	3
0700-0800	45	43	5
0800-0900	54	52	7
0900-1000	51	51	7
1000-1100	53	50	10
1100-1200	51	52	9
1200-1300	58	58	9
1300-1400	53	53	9
1400-1500	54	54	9
1500-1600	59	59	9
1600-1700	58	60	7
1700-1800	62	61	8
1800-1900	62	64	6
1900-2000	47	50	3
2000-2100	38	40	1
2100-2200	24	26	-1
2200-2300	0	0	-1
2300-2400	0	0	-1

The worst-case scenario is 62 arrivals in an hour. If around 80 percent require fuel then that would be in the region of 48 vehicles in the hour at the pumps or just 8 vehicles per pump per hour. KC Highways Development Management consider this acceptable from a highway's perspective.

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**Planning Application 2021/93329**

**Item 11 – Page 67**

**Partial change of use of building from Sui Generis (drinking establishment) to B8 (storage and distribution), partial demolition of existing building and erection of two storey extension to comprise ground floor B8 Use (storage and distribution) and first floor C2 Use (residential dwelling) and other associated works**

**The Six Lanes Ends Public House, Leeds Road, Heckmondwike, WF16 9DQ**

## **12.0 CONDITIONS**

Since the publication of the agenda, the agent has provided confirmation that they agree to a condition to limit the future occupancy of the proposed flats to the owner, an employee or dependant thereof the storage and distribution use below.

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