

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

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

#### PLANNING SUB-COMMITTEE DISTRICT-WIDE

27 NOVEMBER 2025

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**Planning Application 2025/90487**

**Item 10 – Page 11**

**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**

**47, Huddersfield Road, Mirfield, WF14 8AE**

Following publication of the Committee Report, three additional representations have been received. The comments made have been summarised below:

- On-street parking associated with the use will be detrimental to pedestrian and highway safety.
- Increased parking will cause disruption and highway accidents.
- Concern of illegal parking blocking off the fire station access.
- Proposed car park to the rear is difficult to access and will likely be used by other business and residential flats above.
- Delivery pick up will pose risks to road users and pedestrians on a busy main road.
- Customers will not use nearby carparks.
- Concern that construction/delivery works will cause highway safety problems on narrow side road.
- Increased noise, odours and general disturbance.
- Proposed development is a safeguarding risk to the public.
- The site is not an appropriate location for a hot food takeaway use. There are other food outlets within close proximity.

**Officer Response:**

The comments made within the representations are noted and is it considered that all points raised have been addressed within the assessment of the published Committee Report. Further details can be found within Paragraph 10 – 10.39 of the published Committee Report.

Further to the above additional representations received, (Ward) Councillor Martin Bolt provided previous comments/questions that were raised during the processing of the application that have been assessed and taken into consideration during the application process.

In addition, Councillor Martin Bolt has raised concern that there is no information/evidence for the delivery vehicles accessing the yard at the rear of the building and no swept path analysis has been provided.

**Officer Response:** This comment is noted. The submitted Delivery Management Plan provides a parking strategy which states that delivery vehicles will park within the car park to the rear of the building and not on the highway network. In the event that members resolve to approve the application, as outlined in the published Committee Report, it is recommended that a condition be attached to the decision that this Delivery Management Plan is fully complied with for the lifetime of the development. It is noted that no swept path analysis plans have been provided, however it is considered that the rear parking area is acceptable and has been assessed and deemed acceptable by KC Highways Development Management.

KC Highways Development Management have also commented that the service yard to the rear is to facilitate staff parking, the storage of refuse containers and to secure pizza delivery vehicles which will be in the form of E-bikes and scooters. It is acknowledged that there is insufficient room to the rear of the premises off Trinity Street, as detailed in the Transport Assessment and Delivery Management Plan. Loading to the premises will take place on Huddersfield Road (outside peak times). Further to this, it should also be noted that the Traffic Regulation Order in the form of yellow box marking to the fire station shall be adhered to – i.e. not obstructed by delivery vehicles.

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