

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

1 SEPTEMBER 2016

APPLICATION NO: 2015/91005

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**CHANGE OF USE FROM WAREHOUSE TO A MIXED USE COMPRISING
WAREHOUSE, FOOD PROCESSING, CASH AND CARRY AND
SPECIALIST RETAIL FOODSTORE AND FORMATION OF CAR PARK**

WELLINGTON MILLS, 7, PURLWELL LANE, BATLEY, WF17 5BH

8. ASSESSMENT

Impact on highway safety:

Further to the 'Impact on highway safety' section set out from page 16 of the main agenda, further information/video evidence has been provided showing two highway safety incidences. One involved a customer car whilst exiting the car park being bumped by an arriving customer car - this was considered to be a low impact event with no injuries being recorded. The second incident is considered to be a 'very serious' event at the entrance of the car park where a fork lift truck laden with 12 pallets lost its load on the footway and carriageway of Charles Street.

In terms of injury accidents within the vicinity of the site recorded over the past 5 years, there has been one (serious) accident in November 2014 (1000hrs) which involved a pedestrian being hit by a car whilst crossing Wellington Street at its junction with Purlwell Lane.

With respect to the submitted Car Park and Servicing Management Plan, the Highways Development Management (HDM) consultation dated 16th November concluded that this application provides insufficient information to allow a proper highway assessment and given the level of objections further parking surveys should be undertaken and a detailed Car Park and Servicing Management Plan should be provided.

A car parking survey was undertaken by the applicants on Thursday 10 September 2015 between 11.00 and 18.00 with the maximum numbers of vehicles in the study area being 25.

Further surveys on the Friday 11th December 2015 between 1600 and 1900 hours and on Saturday 12th December 2015 between 1100 and 1430 were undertaken, with 30 being the maximum number recorded at 1115 hours on the Saturday.

A HDM officer visited the site on Friday 13th November 2015 and Saturday 14th November with the maximum numbers of vehicles in the study area being 22 on the Saturday.

The study area included all vehicles within the existing Mullaco car park and the surrounding streets.

The parking survey demonstrates that the proposed car park with 28 spaces should be sufficient in size to accommodate the parking associated with the retail use.

The applicants have provided a revised Car Park/Service Management Plan which includes the following:

Staff Parking: Four parking spaces are allocated for the use of staff.

The Car Park/Service Management Plan includes the following comments regarding staff parking:

The Company currently employs a number of people from the local community who walk or cycle to work. Other employees use public transport and only a few (about 4) use their own car. The Company will continue to actively recruit staff from the local area to ensure that the level of parking provision is sufficient to meet demand and to avoid overspill parking. Any staff found to be parking on adjacent streets and causing a nuisance / hazard will be subject to disciplinary procedures.

Customer Parking: 24 parking spaces are allocated for the use of customers within the proposed car park including one disabled parking space.

Parking Signage/Lining: The delivery area in the car park will be marked out using yellow hatching as shown on the drawing. This will be extended across the frontage of the premises. The parking spaces will be marked out within the car park with white lining.

Deliveries: The Company has an agreement with Global Storage and Logistics on Soothill Lane in Batley for all goods transported in large HGV's to be delivered to that site and NOT to Wellington Mills. The goods are then collected by the Company in its own van / 3.5 to 7.5T goods vehicles all of which can turn within the proposed car park.

The levels within the building are such that some deliveries in vans may need to take place on Charles Street.

Fork lift trucks: The Company is in the process of purchasing a new fork lift truck. This will have the appropriate warning equipment (visual and audio) so that customers will be aware of the movements taking place. Signs will be erected in the car park to advise customers of the use of the fork lift truck.

In relation to the submitted information Highways Development Management have the following concerns are as follows:

1. The proposed document is not considered to be a standalone document which can be referenced in a 106 Agreement.
2. Fork lift trucks are still proposed to be used on the public highway.
3. Fork lift trucks are still proposed to be used within the car park during the proposed opening times for the retail unit.
4. The proposals rely on a third party land to provide facilities to accommodate the additional parking area and turning area for larger HGV's.
5. No details on refuse collection and collection facilities are provided.
6. No details of the timing of the deliveries to the site is proposed.
7. No name and contact details have been provided on who would be responsible for managing 'plan'.

Representations:

Five further letters of objection have been received. The concerns raised are detailed below:

There has been an incident of pallets falling off the forklift trucks and the concern regarding the danger to pedestrians.

Response: As noted, this incident is considered to be a 'very serious' event at the entrance of the car park where a fork lift truck laden with 12 pallets lost its load on Charles Street's footway and carriageway.

A traffic island bollard has been knocked over at the junction of Purlwell Lane and Wellington Street.

Response: This is noted although the cause of this is unknown.

The submitted Car Park and Servicing Management Plan has not already been implemented by the Company.

Response: This information is noted.

The Car Park Management Plan is not practical and does not work for Mullaco's business operations.

Response: Officers consider that the proposal has failed to demonstrate that adequate servicing and off-street parking facilities can be provided to serve the intensified use.

Concern where the waste bins will be placed.

Response: The waste bins are shown in their existing position adjacent to the side of the building within the car parking area.

There is a strong objection to the disposal of the land

Response: This is noted.

Mullaco have removed a banner advertising qurbani (a sacrifice of animal ritual). Last year Mullaco did qurbani from the site and was open late after 9pm. Concern the banner has been removed for the benefit of the site visit.

Response: This is noted. This advertisement would not benefit from deemed consent and would require advertisement consent.

Other matters:

Land Ownership

To facilitate the proposed extension to the car park, the applicant will need to acquire additional land to the north of the site. This land is owned by Kirklees Council. Discussion has been undertaken regarding the disposal of the site, but there is no record of an agreement being in place.
