

**KIRKLEES METROPOLITAN COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
HIGHWAYS DEVELOPMENT CONTROL KP20H**

**PLANNING REF** 2012/62/92106/E0/SL  
**CATEGORY** Small Major

**PROPOSAL** ERECTION OF SUB-TERRANEAN  
DWELLING AND ASSOCIATED WORKS

**HDC Ref. No.** K17-2/7

**LOCATION** DENBY LANE  
UPPER DENBY  
HUDDERSFIELD  
HD8 8XZ

**Highway Officer** Chris Dows  
**O. S. Ref.** 216 073  
**Date Received** 17/07/2012  
**Target Date** 07/08/2012

**APPLICANT** CADVIS3D(IDCS)

**Date Returned** 26/07/2012  
**Decision**  
**Route No.** Unclassified  
**Road Name** DENBY LANE  
**Adopted** Yes  
**Road Name** ACCESS INTO SITE  
**Adopted** No  
**Footpath** DEN 71-20  
**Footpath** DEN 70-40  
**Footpath** prow emailed 17/7/12  
**Highway scheme** No

**Checked by /** Sam Lewis 17/07/2012

In principle the proposal is generally acceptable. However, given the sensitiveness of the location there are a number issues, as set out below, which I feel need to be clarified/addressed.

Issues to clarify/address:

It is noted that there have been a number of previous applications by the Applicant for various stables and agricultural buildings on the site some of which have been approved and some refused. The application indicates that the site is currently used by the Applicant for the grazing of livestock and presumably the Applicant travels to and from the site to tend the livestock on a daily basis - is this correct?

Is the proposed dwelling for the occupation of the Applicant, negating the need for the Applicant to travel to the site from their current residence?

Is it proposed that the dwelling be ancillary to the agricultural holding?

Whilst there is adequate space within the site to accommodate parking and servicing given that the site is in green belt the application needs to identify parking and servicing arrangements together with the curtilage of the dwelling.

Subject to the aforementioned issues being satisfactorily addressed the proposal is considered acceptable and will provide appropriate conditions for inclusion in any Decision Notice.

On behalf of  
S. Sampson - Group Engineer  
Highways Development Control

**KIRKLEES METROPOLITAN COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
HIGHWAYS DEVELOPMENT CONTROL KP20H**

**PLANNING REF** 2012/62/92106/E0/SL  
**CATEGORY** Small Major

HDC REF