

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

PLANNING REF 2015/62/90020/E0/JA
CATEGORY Small Major

PROPOSAL DEMOLITION OF EXISTING HOTEL
AND ERECTION OF 20 DWELLINGS

LOCATION THE WHITCLIFFE HOTEL
PROSPECT ROAD
CLECKHEATON
BD19 3HD

APPLICANT AK PLANNING

HDC Ref. No. K9-3SE/42
Highway Officer Mark Berry
O. S. Ref. 186 253
Date Received 11/08/2016
Target Date 18/08/2016
Date Returned 11/08/2016
Decision
Route No. Unclassified
Road Name PROSPECT ROAD
Adopted Yes
Footpath SPE79-10
Footpath prow emailed21/1/15
Highway scheme No

Checked by / date Sam Lewis 21/01/2015

Further to the previous highways consultation response

The applicants have provided revised plan number 894 - 101 rev C which shows the first 20 metres of the access road widened to 4.5m which is considered wide enough to allow two vehicles to pass, a further passing place is also provided part way along the access road and two traffic calming ramps are to be provided to either end of the access road. A 1.3m wide footway is also to be provided to the northern side of the access road

The access road is to be resurfaced using a contrasting colour and the existing wall is to be removed between the access road and the exit to the adjacent Prospect Mill development to create a widened footway.

Each of the dwellings will have two off-street parking spaces and the turning head is considered to be sufficient in size to accommodate a refuse vehicle.

In order to create the proposed passing bay two parking spaces will be lost from the adjacent Prospect Mill development.

These proposals are considered acceptable from a highways point of view and we have no wish to resist the granting of planning permission.

In order to encourage the use of the public transport services available, the developer should be conditioned to enter into Metro's Residential MetroCard (RMC).

At this site Metro recommend that the RMC is secured through a Section 106 agreement for Residential MetroCard Scheme A - Bus Only. Based on the current scheme costs this would be 16 x £475.75 = £7600.00. The Section 106 should make clear that the developer would be liable for any increase in the cost of the tickets between signing of the S106 and the trigger point for this planning obligation.

If planning is minded to approve this application the following conditions should be attached to the Decision Notice.

Internal adoptable roads

No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Access Road Improvements

No development shall take place until a scheme detailing the proposed improvements to the unnamed road leading between Prospect Road and the application site including widening of the access, provision of a passing place, footway, traffic calming and improvements to the white lining at the junction with Gladstone Street and Prospect Road have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. The scheme so approved shall be implemented before the development is brought into use.

Reason: To ensure that suitable access is available for the development

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Footnote: (Footpath)

Public footpath number SPE/7/30, which crosses the site, shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without prior written consent of the Local Planning Authority.

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

HDC REF
