

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

**PLANNING REF** 2016/60/90203/E0/ET  
**CATEGORY** Minor

**PROPOSAL** OUTLINE APPLICATION FOR  
ERECTION OF ONE  
DWELLING  
98 SHLAA REF

**LOCATION** LAND BETWEEN 117-135 LATHAM  
LANE  
GOMERSAL  
CLECKHEATON  
BD19 4AP

**APPLICANT** J VALENTE

**HDC Ref. No.** K8-9NW/3  
**Highway Officer** Nathan Taylor  
**O. S. Ref.** 202 269  
**Date Received** 09/03/2016  
**Target Date** 30/03/2016  
**Date Returned** 11/02/2016  
**Decision**  
**Route No.** Unclassified  
**Road Name** LATHAM LANE  
**Adopted** Yes  
**Footpath** No  
**Highway scheme** No

**Checked by / date** Sam Lewis 09/02/2016

This is an outline application with all matters reserved for the erection of one dwelling on land between 117-135 Latham Lane, Gomersal, Cleckheaton.

Latham Lane is adopted at this point, traffic volumes are low and although the lane is semi-rural in nature and without footways, there have been no recorded accidents within the last 10 years to suggest that there was an operational problem with this route.

There have been a number of recent applications on the lane for residential development and with the exception of green belt issues, most have been approved, there being no highway reason for refusal.

With regard to this application, a location plan showing an indicative access point has been submitted. From assessment, an acceptable access and parking arrangements could be achieved therefore the principle of the proposal is considered acceptable from a highways point of view and it is not wished to resist the granting of outline planning permission. Should Planning be mindful to grant permission, please include the following Conditions.

1. No development shall take place until a scheme detailing arrangements and specification for access, layout and parking has been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

2. The dwellings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

**FOOTNOTE**

3. 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, Civic Centre 3, Market Street, Huddersfield (Kirklees Highway Design: 01484 221000) with regard to obtaining this permission and approval of the

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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.

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

HDC REF

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