

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

**PLANNING REF** 2015/62/90435/E0/SD  
**CATEGORY** Small Major

**PROPOSAL** ERECTION OF 14 DWELLINGS  
WITH INTEGRAL GARAGES

**HDC Ref. No.** K9-7NE-17  
**Highway Officer** John Hinchliffe

**LOCATION** PARKHAM FOODS LTD  
22 HALIFAX ROAD  
MILLBRIDGE  
LIVERSEDGE  
WF15 6JQ

**O. S. Ref.** 186 239  
**Date Received** 24/11/2015  
**Target Date** 01/12/2015  
**Date Returned** 18/12/2015

**APPLICANT** FOX ARCHITECTURE AND DESIGN

**Decision**  
**Route No.** A649  
**Road Name** HALIFAX ROAD  
**Adopted** Yes  
**Road Name** ACCESS INTO SITE  
**Adopted** No  
**Footpath** No  
**Footpath**  
**Highway scheme** No

**Checked by / date** Sam Lewis 19/03/2015

This application seeks approval to the erection of 14 dwellings with integral garages at former Parkham Foods Site, 395, Halifax Road, Liversedge

Outline planning permission was granted for residential development in 2004 on this site.

The proposals are to erect 14 detached dwellings on the former Parkham Foods site situated off the Halifax Road, Hightown, Liversedge.

The site was previously occupied by two relatively large buildings which have now been demolished.

The development will be served from a single access point onto the A649 Halifax Road on the opposite side of Halifax Road from Aquila Way which a cul-de-sac serving 18 properties.

The A649 Halifax Road is a classified road and bus route with a 30 mph speed limit along this stretch which connects the A62 at Liversedge with Hipperholme. The junction with Hare Park Road and Hightown Road is located approximately 90 metres to the west of the proposed access.

Hightown First and Junior school is located at the junction with Hightown Road where there are school keep clear markings and a pedestrian light control crossing. There is a speed camera located just past the western boundary of the application site.

Sight lines onto Halifax Road are good in both directions and this proposal provides sufficient off-street parking including visitor parking and internal refuse vehicle turning.

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

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 audits 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

Closure of existing access

No building shall be occupied until the existing access from Halifax Road has been permanently closed [and any redundant footway crossings removed and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

To avoid danger and inconvenience to highway users

106 Agreement

At this site Metro recommend that the Residential Metro Card is secured through a Section 106 agreement for Residential MetroCard Scheme A – Bus Only. Based on the current scheme costs this would be  $14 \times \pounds 475.75 = \pounds 6,660.50$ . 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.

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; - Adoption under Section 38 of the Highways Act:

It is brought to the Applicants' notice that the Highway Development, Investment & Regeneration, Civic Centre 3, Market Street, Huddersfield HD1 2JR (Kirklees Street Care: 0800 7318765 or 'Highways.Section38@kirklees.gov.uk') must be contacted to discuss road adoption arrangements under Section 38 of the Highways Act 1980.

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