

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

**PLANNING REF** 2016/62/91055/E0/SD  
**CATEGORY** Minor

**PROPOSAL** PART DEMOLITION, CONVERSION  
AND EXTENSION OF EXISTING  
BUILDINGS TO 9 RESIDENTIAL  
UNITS WITH ASSOCIATED CAR  
PARKING

**LOCATION** DENE BOTTOM,  
KIRKBURTON,  
HUDDERSFIELD,  
HD8 0PP

**APPLICANT** DAVID STORRIE PLANNING

**HDC Ref. No.** K11-10/9  
**Highway Officer** Mark Berry  
**O. S. Ref.** 188 132  
**Date Received** 08/02/2017  
**Target Date** 15/02/2017  
**Date Returned** 13/02/2017  
**Decision**  
**Route No.** C574  
**Road Name** STORTHES HALL RD  
**Adopted** Yes  
**Road Name** DENE BOTTOM  
**Adopted** No  
**Footpath** No  
**Highway scheme** No

**Checked by / date** Anita Thomas 13/04/2016

This application seeks approval to the part demolition, conversion and extension of existing buildings to 9 residential units with associated car parking at Dene Bottom, Kirkburton, Huddersfield

The previous highway consultation concluded that this application provided insufficient information and that additional information was needed. The additional information and amendments were as follows:

The dimensions of the proposed sight lines onto Storthes Hall Lane needed to be specified in both directions.

Given the number of dwellings the proposed access road should be constructed to adoptable standards. This would mean that 600mm hard margins are needed to all sections of any shared surface carriageways including the turning head which should be designed to accommodate the turning movements of an 11.6m refuse vehicle.

The applicants have provided revised plan numbers p09 which shows:

Sight lines dimensions are specified

600mm hard margins to all sections of the shared surface carriageway including the turning head

The amended turning head is considered sufficient in size to accommodate an 11.6m refuse vehicle

Whilst minor amendments may still need to be made to the design of the hard margins and a traffic calming ramp may be needed it is considered that these amendments could be required by condition and highways have therefore 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

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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

Access Sightlines to be provided

Prior to the development being brought into use, the sightlines of 2.4 m x 60m to the north east and 2.4 x 90m to the south west shall be cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety

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

HDC REF