

This is an application for the removal of Condition 4 on previous permission 2015/91968 for development at Barnsley Road Flockton. The site has direct access onto Barnsley Road which is the A637.

The particular highway condition was imposed to ensure that there was no detrimental impact on the highways network as a result of access and parking associated with the existing property. The application to remove this condition offers no information on existing or proposed access and parking arrangements.

If the two existing dwellings were to operate separately then we would need to see the appropriate parking provision allocated to each dwelling in line with Council parking standards. Barnsley Road is a classified road and this Councils access standards require vehicles entering or leaving each dwelling to do so in forward gear. We would therefore require adequate turning facilities within the development site to accommodate the required turning facilities for both dwellings.

In conclusion the Highways Development Management Team cannot support this application as it may result in a negative impact on highway capacity and safety.

Suggested Reason

Insufficient information has been submitted to enable the implications of the proposals to be properly judged; particularly having regard to access and parking provision for the proposed development. In the absence of such information, the Council is unable to adequately assess whether the proposal would cause an adverse impact upon the highway network contrary to policy T10 of the Kirklees Unitary Development Plan