

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

PLANNING REF 2016/62/92321/E0/GW
CATEGORY Small Major

PROPOSAL DEPOSIT OF INERT WASTE ON
AGRICULTURAL LAND TO
IMPROVE SURFACE WATER
DRAINAGE

LOCATION LANDS FARM,
CLIFFE LANE,
GOMERSAL,
CLECKHEATON,
BD19 4EU

APPLICANT J A OLDROYD & SONS LTD

HDC Ref. No. K8-5SW/4
Highway Officer Mark Berry
O. S. Ref. 196 262
Date Received 26/08/2016
Target Date 16/09/2016
Date Returned 03/11/2016
Decision
Route No. Unclassified
Road Name CLIFFE LANE
Adopted Yes
Footpath SPE/46/20, SPE/47/10
Footpath Prow emailed 31/8/16
Highway scheme No
N/A
Checked by / date Anita Thomas 31/08/2016

This application seeks approval to the deposit of inert waste on agricultural land to improve surface water drainage at Lands Farm, Cliffe Lane, Gomersal, Cleckheaton

The proposal is to re-grade the existing agricultural field to achieve revised levels with improved drainage.

Access is via the existing access onto Cliffe Lane which is to be improved with the width increased to 7 metres and gates set back 10 metres from the carriageway edge. Six off-street parking spaces are proposed together with a separate pedestrian access, wheel washing facilities and existing vegetation is to be cut back to improve visibility onto Cliffe Lane.

A vehicle management plan is proposed which will restrict the routing of HGVs to and from the site. All HGV vehicles are proposed to use Spen Lane, Woodlands Road and Cliffe Lane from the A638 Bradford Road or A651 Oxford Road.

It is proposed to limit HGV vehicle movements to 24 per day 12 in and 12 out.

This application provides insufficient information to allow proper highway assessment.

Highways consider the proposed vehicle routing using part of Cliffe Lane and Woodlands Road which are residential roads to be unacceptable. Consideration should be given to using Cliffe Lane and Balme Road to A638 Bradford Road with the size of vehicles restricted to be appropriate for use along these roads. Vehicle swept paths should be provided to demonstrate that the proposed vehicles are acceptable.

The access improvements should include the provision of 2.4 x 70 site access visibility splays in both directions along Cliffe Lane and the access should be designed to discourage HGVs from turning left out of the access.

The PROW officer's comments are as follows:

Public footway Spen/46/10 crosses the site.

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PROW objects to the above application as made. Reason is insufficient information to conclude that the PROW and its users are protected.

- The temporary (i.e. not permanent) diversionary route of the public footpath during works is not shown in submissions.
- No details of the construction of the diversionary route during proposed works is shown in submissions.
- No timeframe for the proposed works and the necessary associated formal closure is shown in submissions.
- No proposal for the formal closure of the definitive public footpath is shown in submissions.
- No method for the necessary agreement to proposed changes to the level of the public highway (public footpath) are included in submissions.

Further information is required by PROW to assess the application and on current submissions the proposal is not supported.

Notwithstanding this objection, should planning consent eventually be granted, any works to the public highway will require specific written consent of the local highway authority. No disturbance, interference or obstruction of the public footpath is authorised before, during or after development without relevant legal authority outside the planning consent process. Separate highways processes for closures for public footpaths would be required, at separate cost and subject to separate application. Usual FOOTNOTES should be attached including our PROW unit details.

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

HDC REF
