

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

PLANNING REF 2016/60/93338/W0/BK
CATEGORY Minor

PROPOSAL OUTLINE APPLICATION FOR
ERECTION OF 3 DWELLINGS AND
DEMOLITION OF EXISTING
DWELLING

LOCATION 79 HALL ING LANE
HONLEY
HOLMFIRTH
HD9 6QW

APPLICANT FARRAR BAMFORTH ASSOCIATES

HDC Ref. No. K12-9/2
Highway Officer Mark Berry
O. S. Ref. 149 122
Date Received 14/10/2016
Target Date 04/11/2016
Date Returned 21/10/2016
Decision
Route No. Unclassified
Road Name HALL ING LANE
Adopted Yes
Footpath HOL 18-40
Footpath prow emailed 14/10/16
Highway scheme No

Checked by / date Sam Lewis 14/10/2016

This application seeks outline approval for erection of 3 dwellings and demolition of existing dwelling at 79 Hall Ing Lane, Honley, Holmfirth, HD9 6QW.

The proposed dwellings have 2 proposed accesses and one existing access directly onto Hall Ing Lane; Hall Ing Lane is an adopted highway with a 5m width and 1.3m footway along the frontage of the site.

Hall Ing Lane is subject to a 30-mph speed limit with street lighting along its length and an observed low traffic volume.

The development consists of the demolition of one existing dwelling and erection of 3 new 4+ bedroom dwellings, the applicant has proposed 9 parking spaces this complies within parking standards (UDP) as a minimum of 3 spaces are required for every dwelling with 4+ bedrooms.

The layout of the site also provides internal turning which can be demonstrated using vehicle swept paths, this is seen as necessary from a highways point of view.

A 2m footway to the frontage of the site would be considered necessary.

These proposals are considered acceptable from a highways perspective 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.

Layout and parking

Notwithstanding the details shown on the approved plan 16-D07-02, no development shall take place until a scheme detailing arrangements and specification for layout and parking have 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.

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

Access Sightlines to be provided

Before development commences, the sightlines of 2.4m x 43 metres 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.

Footway to be provided

Notwithstanding the details shown on the approved plan, the development shall not commence until a scheme detailing the provision of a 2m wide footway to the frontage of the development site, construction specification, surfacing, drainage and kerbing and associated highway works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained throughout the lifetime of the development.

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.

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

HDC REF
