

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

PLANNING REF 2016/62/94073/E0/JF
CATEGORY Minor

PROPOSAL DEMOLITION OF EXISTING
COMMERCIAL BUILDINGS AND
AGRICULTURAL BUILDING AND
ERECTION OF DETACHED
DWELLING

LOCATION WOODEND FARM,
WOOD LANE,
THURSTONLAND,
HUDDERSFIELD,
HD4 6XA

APPLICANT TOWNSEND PLANNING
CONSULTANTS

HDC Ref. No. K12-26/2
Highway Officer Rebecca Holmes
O. S. Ref. 177 117
Date Received 16/12/2016
Target Date 06/01/2017
Date Returned 22/12/2016
Decision
Route No. Unclassified
Road Name GREENSIDE ROAD
Adopted Yes
Road Name WOOD LANE
Adopted Yes
Footpath KIR/117/10
Highway scheme No
N/A
Checked by / date Anita Thomas 20/12/2016

This application seeks approval for the demolition of existing commercial buildings and the erection of detached dwelling at Woodend Farm, Wood Lane, Thurstonland, Huddersfield HD4 6XA.

The site is situated to the south of Wood Lane with access via an existing track serving 2 existing dwellings.

Wood Lane connects Grange Lane to Farnley Road and is subject to a 60-mph speed limit with observed estimated vehicle speeds of 30-40 mph.

The development consists of the demolition of existing agricultural building and the erection of a 4 bedroom dwelling with 3 associated vehicle parking spaces.
Passing places have also been proposed along the existing private access drive.

In regards to the existing private access drive a new passing place has been shown in the plan (drawing no. 0197_01) and is considered acceptable.

The applicants have provided 3 parking spaces and internal turning within the site which comply with recommended standards.

Highways concern regarding this application is refuse vehicle turning within the vicinity of the site needs to be provided and shown on the plans.

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

HDC REF