

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2017/62/90769/W0/LY
CATEGORY Minor

PROPOSAL ERECTION OF DETACHED
DWELLING

LOCATION ADJ FIELDHEAD
HILL LANE
HOLMFIRTH
HD9 3BW

APPLICANT CODE L6 ARCHITECTURE LTD

HDC Ref. No. K3-37/23
Highway Officer Mark Berry
O. S. Ref. 139 084
Date Received 14/03/2017
Target Date 04/04/2017
Date Returned 16/03/2017
Decision
Route No. Unclassified
Road Name HILL LANE
Adopted Yes
Footpath HOL 196-30
Footpath prowl emailed 14/3/17
Highway scheme No

Checked by / date Sam Lewis 14/03/2017

This application seeks approval to the erection of a detached dwelling at land adjacent to Fieldhead, Hill Lane, Holmfirth

A previous application (2013/93948) was refused on this site. The reason for refusal was as follows:

The proposed access would have severely sub-standard sight lines onto Hill Lane, particularly in the critical direction to the right when exiting the site. To permit a dwelling to be served off this access would be to the detriment of highway safety.

Planning permission was subsequently granted in 2014 for the erection of a detached dwelling - application number 2014/91785. This application provided an access with a widened access and improved sight lines. Two off-street parking spaces and internal turning were also to be provided.

The current proposal provides a similar access and sight lines to the previous approval. Two off-street parking spaces and internal turning are also to be provided.

These proposals are considered acceptable from a highways point of view and Highways DM has 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.

Access Sightlines to be provided

Prior to the development being brought into use, the sightlines as shown on approved plan number 16-144-10 shall be cleared of all obstructions to visibility exceeding 0.9 m in height and these shall be retained free of any such obstruction.

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

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced

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and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

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.
