

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

PLANNING REF 2017/62/91022/W0/FT
CATEGORY Minor

PROPOSAL ERECTION OF DETACHED
DWELLING (WITHIN A
CONSERVATION AREA)

LOCATION 9 GILL BIRKS
MELTHAM
HOLMFIRTH
HD9 4DZ

APPLICANT WAKE ARCHITECTS

HDC Ref. No. K3-21-4
Highway Officer Mark Berry
O. S. Ref. 115 098
Date Received 13/04/2017
Target Date 04/05/2017
Date Returned 05/05/2017
Decision
Route No. B6107
Road Name WILSHAW ROAD
Adopted Yes
Footpath MEL/41/50
Footpath Emailed PROW 21/04
Highway scheme No
CONS CA18
Checked by / date Sarah Holdroy 20/04/2017

This application seeks approval for the erection of a detached dwelling at 9 Gill Birks, Meltham.

A previous application (2016/93900) for a smaller dwelling, but on a similar footprint, was approved on this site.

The current proposal uses the same existing access to the previous approval. Off-street parking and internal turning are also 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 condition should be attached to the notice:

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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.

Comments:

If consent is granted please add the following footnote

FOOTNOTE: Public footpath Meltham 41 is the access to the development site and must not be interfered with or obstructed, prior to, during, or after development works. The Council's public rights of way unit may be contacted at Civic Centre 3, Huddersfield or by telephone 01484 225575.

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

PLANNING REF 2017/62/91022/W0/FT
CATEGORY Minor
