

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

PLANNING REF 2017/61/91214/E0/SL
CATEGORY Small Major

PROPOSAL RESERVED MATTERS
APPLICATION PURSUANT TO
OUTLINE PERMISSION 2014/91791

LOCATION HEATON AVENUE FIRST &
NURSEY SCHOOL
WESTCLIFFE ROAD
CLECKHEATON
BD19 3EP

APPLICANT CHRIS FINN ARCHITECT

HDC Ref. No. K9-3SW/46
Highway Officer Mark Berry
O. S. Ref. 183 254
Date Received 27/04/2017
Target Date 18/05/2017
Date Returned 11/05/2017
Decision
Route No. Unclassified
Road Name WESTCLIFFE ROAD
Adopted Yes
Footpath No
Highway scheme Yes
TRO'S
Checked by / date Sam Lewis 27/04/2017

This is a reserved matters application pursuant to outline permission 2014/91791 for erection of 18 dwellings on the former site of Heaton Avenue First School, Cleckheaton.

Outline planning permission was granted for residential development on this site in 2014. The sketch layout submitted with this application shows 16 semi-detached dwellings all with driveway access directly onto the existing public highway.

This reserved matters application increases the number of dwellings from 16 to 18. Each dwelling has two off-street parking spaces.

Condition 17 of the outline permission instructed the developer to provide footways to a minimum of 2.0m for the full Heaton Avenue and Bramhope Road frontage to the development site.

This application provides insufficient information to allow a proper highway assessment to be completed. Required are:-

- 1) A scale drawing of the proposed site/block layout with dimensions of driveways and sight-lines from junctions included.
 - 2) Plan showing the prescribed footway improvements.
 - 3) Bin storage and collection points need to be shown for each plot.
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