

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

PLANNING REF 2017/60/94299/E0/KW
CATEGORY Minor

PROPOSAL OUTLINE APPLICATION OF
ERECTION OF 3 DETACHED
DWELLINGS

LOCATION LAND ADJ 129 MARSH LANE
SHEPLEY
HUDDERSFIELD
HD8 8AS

APPLICANT NORTHERN DESIGN PARTNERSHIP

HDC Ref. No. K12-32/11
Highway Officer Jamie Turner
O. S. Ref. 186 094
Date Received 11/01/2018
Target Date 01/02/2018
Date Returned 30/01/2018
Decision
Route No. C578
Road Name MARSH LANE
Adopted Yes
Footpath No
Highway scheme No

Potential Committee:

Checked by / date Sam Lewis 11/01/2018

This application seeks outline approval for the erection of 3 detached dwellings at land adjacent to 129 Marsh Lane, Shepley.

At this outline stage, the application is for access and layout only, with all other matters reserved.

The development consists of three detached dwellings with access taken from Marsh Lane via a new 5.5m driveway with 600mm margins. Off-street parking is detailed in the Design and Access Statement with units 1 and 2 having three off-street spaces, and unit 3 having two off-street spaces. To conform to Kirklees' parking standards, unit 3 would therefore be limited to three bedrooms unless a third space could be provided. To be considered part of the parking provision, internal garages would have to be of minimum dimension 6.0m x 3.0m.

However, in terms of access and layout, these proposals are 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 the application, the following conditions should be attached to the decision notice:

Nothing to be within 2m

Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Marsh Lane along the full frontage of the site which exceeds 1.0m in height above the level of the adjoining highway.

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

Areas to be surfaced and drained

The buildings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

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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.
