

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

PLANNING REF 2018/61/90912/W0/GW
CATEGORY Small Major

PROPOSAL RESERVED MATTERS
APPLICATION PUSUANT TO
OUTLINE PERMISSION 2015/91093

LOCATION HOLYFIELD AVENUE
QUARMBY
HUDDERSFIELD

APPLICANT ENJOY DESIGN LTD

HDC Ref. No. K2-19SW/14
Highway Officer Ryan Kinder
O. S. Ref. 112 172
Date Received 29/03/2018
Target Date 19/04/2018
Date Returned 17/04/2018
Decision
Route No. Unclassified
Road Name HOLYFIELD AVENUE
Adopted Yes
Footpath No
Highway scheme No
CONSERVATION AREA

Potential Committee:

Checked by / date Sam Lewis 29/03/2018

Local Plan Allocatio

2018/90912 Hollyfield Avenue, Quarmby.

Highway Development Management's (HDM) comments for the above application as follows:

Reserved matters application pursuant to outline permission 2015/91093 for residential development of 20 dwellings comprising of 2, 3 and 4 bedroom dwellings with associated parking provision.

Access to the site is taken via Hollyfield Avenue. Sightlines at the proposed entrance are below the required standard in Manual for Streets (MfS), to enable an informed assessment of the proposals the following information is required.

A plan detailing the extension of the existing shared surface arrangement on Hollyfield Avenue to incorporate into the proposed junction and layout with the new access road being of a shared surface arrangement, along with a suitable design (horizontal traffic calming with planters) to maintain vehicle speeds of 15 mph.

In line with the councils parking policy the parking provision for each property should be as follows

2 - 3 bedroom dwelling: 2 spaces
4+ bedroom dwelling: 3 spaces
1 visitor space per 4 residential units
1 cycle space per residential unit (desirable)

Garage dimensions (Internal):

Single: 6.0m long x 3.0m wide
Double: 6.0m long x 5.0m wide

1 electric vehicle charging connection point per dwelling (normally within a garage).

A designer's response to the stage 1 safety audit is required along with any amendments identified.

The provision for storage and collection of waste from each dwelling is required, this should be in line

with the councils 'good practice guide for developers'. The councils section 38 department have been consulted as part of application and have raised the following points.

There is some drainage information provided with the submission including proposed levels and road long sections. However there are discrepancies in the level information and sections provided. In addition the existing ground along the proposed centreline does not exist as shown on the section.

Looking at the section information provided, there is a captive low point created unnecessarily on Road 1.

Concerns are raised regarding the alignment at Road 3. The vertical alignments should therefore be reviewed.

WYCA have been consulted regarding the proposed application and have the following comments:

To encourage the use of sustainable transport as a realistic alternative to the car, the developer needs to fund a package of sustainable travel measures. We recommend that the developer contributes towards sustainable travel incentives to encourage the use of sustainable modes of transport. Leeds City Council have recently introduced a sustainable travel fund. The fund can be used to purchase a range of sustainable travel measures including discounted MetroCards (Residential MetroCard Scheme) for all or part of the site. This model could be used at this site. The payment schedule, mechanism and administration of the fund would have to be agreed with Kirklees Council and WYCA and detailed in a planning condition or S106 agreement. As an indication of the cost should the normal RMC scheme be applied based on a bus only ticket, the contribution appropriate for this development would be £9,900.00. This equates to Bus Only Residential MCards.
