

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

PLANNING REF 2018/62/91490/E0/LC
CATEGORY Minor

PROPOSAL DEMOLITION OF NURSING HOME AND ERECTION OF 8 DETACHED DWELLINGS WITH ASSOCIATED LANDSCAPING, BOUNDARY TREATMENT AND VEHICULAR ACCESS

LOCATION HOLME HOUSE CAR HOME
OXFORD ROAD
GOMERSAL
CLECKHEATON
BD19 4LA

APPLICANT DAMIAN HARTLEY

HDC Ref. No. K8-10SW/6
Highway Officer Mark Berry
O. S. Ref. 204 270
Date Received 14/05/2018
Target Date 04/06/2018
Date Returned 01/06/2018
Decision
Route No. A651
Road Name OXFORD ROAD
Adopted Yes
Footpath No
Highway scheme No

Potential Committee

Local Plan Allocatio No

Checked by / date Mark Berry 14/05/2018

This application seeks approval to the demolition of a nursing home and erection of 8 detached dwellings with associated landscaping, boundary treatment and vehicular access at Holme House Care Home, Oxford Road, Gomersal, Cleckheaton

Access is from Oxford Road close to the A652 Dewsbury Road signalized junction. Access to Holme House care home runs along the northern boundary of the site.

Oxford Road is 10.5m wide at this location with footways to both sides. Central hatching is provided to the full frontage of the site which is sufficient in width the potentially allow a right turn pocket into the site to be provided.

The existing footway to the site frontage is approximately 2.7m in width which should ensure good sight lines from the proposed access onto Oxford Road and good inter-visibility between the proposed access and the care home access to the north.

A potentially adoptable access road with a turning head is proposed to serve the proposed dwellings. A footway is proposed to the southern side with 600mm hard margins to the remaining sections of carriageway.

Whilst acceptable in principle this application provided insufficient information to allow a highways assessment to be concluded.

The swept paths shown on the layout plan are for a vehicle 7.5m in length. The turning head as proposed is unlikely to be sufficient in size to accommodate an 11.85 m refuse vehicle. The design of the turning head will need to be amended and swept paths provided to demonstrate that an 11.85m vehicle can enter from Oxford Road and turn and exit the proposed development.

Plots 7 and 8 have 4 bedroom and only 2 off-street parking spaces. 3 off-street parking spaces should be provided to dwellings of this size.

Bin collection points need to be shown to each dwelling which should be positioned to allow bins to be

presented for collection without obstructing the adoptable highway.

Keep clear marking should be shown to be provided on Oxford Road across the site access to assist vehicles turning right into the site.

The existing directional signing within the footway to the site frontage should be shown on the plans. It is not clear whether or not these may need to be re-positioned to accommodate the proposed site access.
