

**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** 12/07/2018

**Target Date** 19/07/2018

**Date Returned** 12/07/2018

**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

Further to the consultation response dated 1st June 2018 the applicants have provided revised proposals including plan numbers 1626 - D - 20 - 004 - B Proposed site Layout and YK5775 - 100 - 001 Swept Path Analysis Refuse Vehicles.

These plans demonstrate that the proposed turning head and access road are sufficient in size to accommodate an 11.85 m refuse vehicle.

Plots 7 and 8 now have 3 off-street parking spaces.

Bin collection points are shown to each dwelling.

These proposals are considered acceptable to Highways Development Management and we have no wish to resist the granting of planning permission.

Areas to be surfaced and drained

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Internal adoptable roads

No development shall take place until a scheme detailing the proposed internal adoptable estate

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roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, provision of KEEP CLEAR markings on Bradford Road, relocation of any necessary existing signing on Bradford Road, surface finishes and the treatment of sight lines, together with an independent safety audits covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development

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.

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