

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

PLANNING REF 2018/62/92347/E0/WS
CATEGORY Minor

PROPOSAL PARTIAL DEMOLITION AND
CHANGE OF USE OF GROUND
FLOOR AND LOWER GROUND
FLOORS TO OFFICES AND
EXTERNAL ALTERATIONS(WITHIN
A CONSERVATION AREA)
LOCATION 92 NEW NORTH ROAD
EDGERTON
HD1 5QP
APPLICANT LARCHE
DEVELOPMENTS(YORKSHIRE)LTD

HDC Ref. No. K5-5SE/16
Highway Officer Jamie Turner
O. S. Ref. 136 173
Date Received 10/12/2018
Target Date 17/12/2018
Date Returned 13/12/2018
Decision
Route No. A629
Road Name NEW NORTH ROAD
Adopted Yes
Footpath No
Highway scheme Yes
IL & TROS CONS AREA
Potential Committee
Local Plan Allocatio No
Checked by / date Sam Lewis 06/09/2018

13/12/2018

This application seeks approval for the partial demolition and change of use of ground floor and lower ground floors to offices and external alterations (within a conservation area) at 92 New North Road, Edgerton.

Swept-path analysis has been provided showing vehicles being able to access and egress the site on a forward gear. As such, these proposals are now acceptable from a highways perspective and Highways DM has no wish to raise objection to the scheme.

No specific conditions are deemed necessary.

17/09/2018

This application seeks approval for the partial demolition and change of use of ground floor and lower ground floors to offices and external alterations (within a conservation area) at 92 New North Road, Edgerton.

The development would retain three single-bedroomed flats on the top two floors, with the ground and lower ground floors converted from residential to office space. Access arrangements are to remain the same, being taken from a 4.4m-wide facility onto Cemetery Road. The current garages are to be removed to provide additional off-street parking spaces, with sixteen spaces being shown on drawing no. 0060/00-02.

On-site observations showed that cars do not currently park to the front of the site in the echelon manner shown, and the recommended distance of 6m between the bay and the house frontage to allow for turning cannot be achieved. It is likely that egress from these spaces will be extremely difficult, especially without using third-party land. A similar issue with manoeuvring space occurs at the parking to the rear.

Highways DM would usually wish to see a minimum width 4.5m for an access serving more than one

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property, however, given this proposal is unlikely to significantly intensify the use of the existing access, no action is required to make improvements to these arrangements.

No provision for the storage and collection of waste is demonstrated.

In order to carry out a full highways assessment, please ask the applicant to provide:

- Swept path analysis of a vehicle entering and exiting the site from the proposed parking bays (in particular spaces 10, 12, 5, and 6).
- Provision for the storage and collection of waste marked on a plan.
