

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

PLANNING REF 2018/62/93906/E0/SL
CATEGORY Minor

PROPOSAL DEMOLITION OF
BARN/WORKSHOP AND ERECTION
OF DETACHED DWELLING WITH
ATTACHED GARAGE

LOCATION 4-5, MAZEBROOK,
DRUB,
CLECKHEATON,
BD19 4BT

APPLICANT MARTIN WALSH ARCHITECTURAL

HDC Ref. No. K8-5NW/3
Highway Officer Ryan Kinder
O. S. Ref. 193 267
Date Received 11/12/2018
Target Date 01/01/2019
Date Returned 03/01/2019
Decision
Route No. Unclassified
Road Name MAZEBROOK
Adopted No
Road Name DRUB LANE
Adopted Yes
Footpath SPE/45/40
Footpath Prow emailed 12/12
Highway scheme No

Potential Committee

Local Plan Allocatio

Checked by / date Anita Thomas 12/12/2018

2018/93906 4-5 Mazebrook Drub Lane, Cleckheaton.

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

Planning application for demolition of existing building and erection of detached dwelling with garages. Access to the site is taken via existing shared driveway off Drub Lane.

Previous permission was granted for detached dwelling ref 2015/94077, with no highways concerns raised.

There is sufficient parking within the proposal to accommodate requirements in line with the Councils parking policy.

There is an existing bin presentation point adjacent to the highway to accommodate bin collections as required.

Sight lines onto Drub Lane have not been demonstrated on a suitable plan, however it is considered that this should be achievable so would request that this information is provided to remove the need for a condition.

Overall the proposal is considered acceptable from a highways prospective, if planning are minded to approve the application the following conditions should be included in the decision notice.

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

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the Local Planning Authority.

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

FOOTNOTE:

Public footpath Spenborough 45 is the access to and is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after the development works.

The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. Public rights of way is based at Flint Street, Fartown, Huddersfield HD1 6LG and the email address is publicrightsofway@kirklees.gov.uk
