

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

PLANNING REF 2018/62/94203/W0/NH
CATEGORY Minor

PROPOSAL DEMOLITION OF EXISTING
KENNELS BUILDINGS AND
ERECTION OF TWO DWELLINGS

LOCATION HOLMFIRTH BOARDING KENNELS,
WOOD COTTAGE,
GREENFIELD ROAD,
HOLMFIRTH,
HD9 3XF

APPLICANT T. J. COATES LTD

HDC Ref. No. K3-12/2
Highway Officer Ryan Kinder
O. S. Ref. 104 081
Date Received 09/01/2019
Target Date 30/01/2019
Date Returned 17/01/2019
Decision
Route No. A635
Road Name GREENFIELD RD
Adopted Yes
Footpath MEL/51/10
Footpath Prow emailed 15/1/19
Highway scheme No

Potential Committee

Local Plan Allocatio

Checked by / date Anita Thomas 15/01/2019

2018/94203 Holmfirth Boarding Kennels Greenfield Road, Holmfirth.

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

Planning application for demolition of existing kennels and erection of 2 no detached dwellings with access taken form Greenfield Road, the existing visibility is good in both directions with the sightlines meeting the requirements for Design Manual for Roads and Bridges.

The proposed parking provision for the dwelling is in line with the Councils parking policy and therefore considered acceptable.

The proposed bin collection point is considered acceptable although if this is where the bins are to be kept permanently does exceed the carry distance for residents to transfer waste.

The proposed shared driveway should be a minimum width of 4.5m for at least the first 5 metres for more than one dwelling to accommodate two way vehicle movements and remove the need for vehicles to reverse onto the highway.

The proposed gates adjacent to the highway should be set back at least 6m to remove the need for vehicles to wait on the highway.

An appropriate turning area for a fire tender to enter and exit the site in forward gear should be incorporated into the proposals as the site is further than 45m from the main road which is classified, if this cannot be achieved a fire hose inlet (dry riser) or sprinkler system arrangement should be investigated.

HDM have concerns regarding the fore mentioned issues as it stand and would suggest these matters are addressed as required.

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