

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC Highways
Application No.	2019/90725
Proposed Development:	Demolition of existing dwellings and erection of 9 apartments
Location:	Land at, Busker Lane, Scissett, Huddersfield, HD8 9JU
OS Map Reference	SE 424622410323
Applicant/Agent:	KDP Architects
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **15-Apr-2019**.

If you would like to contact the Case Officer: Rebecca Drake for any reason then please do so on: Tel. 01484 221000 Ext. 76745.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/90725> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **15-Apr-2019** then the application may be decided without the benefit of your views.

Dated: 25-Mar-2019

Simon Taylor
Head of Strategic Investment

Consultation Response from KC Highways
2019/90725 Land at, Busker Lane, Scissett, Huddersfield, HD8 9JU
Demolition of existing dwellings and erection of 9 apartments
Date
Responding Officer: MB
Responding Ref: 17-30-10
Responded:24/04/2019

This application seeks approval to the demolition of existing dwellings and erection of 9 apartments at land at, Busker Lane, Scissett, Huddersfield,

Planning permission was granted in August 2017 for the erection of an 85 bed care home with associated car parking and landscaping. Application number 2017/90077.

This application included the retention of existing houses to the western side of the development with the provision of 3 dedicated off-street parking spaces within the car park to the proposed care home.

This proposal is for the demolition of the existing houses and the erection of a 3 Storey building containing 9 one bed roomed apartments. Each apartment is allocated one designated parking space directly adjacent to the proposed apartments within a re-designed car park.

27 parking spaces were originally proposed for the care home together with a further 3 spaces for the existing houses.

This proposal now shows 25 off-street parking spaces for the Care Home and 9 spaces for the proposed apartments.

The highways consultation response dated 7th February 2017 for the care home application considered that the relevant parking standards were as follows:

Residents/visitors - 1 space per 6 beds = 14 spaces

Staff - 1 space per 3 staff = 8 spaces

This gives a total requirement for 22 spaces and the proposed 27 spaces were therefore considered acceptable. The proposed 25 spaces shown to be retained for the Care Home with this application are also therefore considered acceptable.

Given the proposed apartments are all just one bed roomed the parking standards of 1 space per apartment is also considered acceptable.

The access arrangements from Busker Lane are unchanged by these proposals and sufficient space is retained to allow internal turning for service vehicles and Highways Development Management have therefore no objection to these proposals.

Suggested Conditions:

Areas to be surfaced and drained

Prior to the development being brought into use, the proposed car parking spaces for the apartments hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

Construction access

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety