

**Consultation Response from KC,
Highways Development Management**

2019/93712 land off, Coniston Road, Meltham, Holmfirth, HD9 4BY

Erection of stables and formation of access track

Date Responded: 20/12/19 | Responding Officer: J Turner | Responding Ref: K3-14/1

This application seeks approval for the erection of stables and formation of an access track at land off Coniston Road, Meltham.

The proposal would consist of four stables units, a tack room, and a feed store, it would be served by a newly-formed track taken off an existing access road that meets the public highway at Holmfirth Road. Approximately the first 145m of the track forms part of Public Right of Way no. MEL/43a/10.

The access is wide enough to allow two vehicles to pass easily, although it is in a state of disrepair in some sections. This application is likely to intensify the use of the track, so Highway DM would request some remedial measures to improve the condition of this access.

The scheme is acceptable from a highways perspective. Please add the following conditions to the decision notice:

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.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

Defects Survey

The development shall not commence until a survey of the existing condition of the existing access has been submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of the development and before any building is brought into use a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the access between the site and Holmfirth Road shall be submitted to and approved in writing by the Local Planning Authority.

All of the identified works shall be implemented before any part of the development is first brought into use.

Reason: In the interests of highway safety and to ensure the maintenance of the highway

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.

