

Consultation Response from KC, Highways Development Management		
2020/90229 22, Lidgett Lane, Skelmanthorpe, Huddersfield, HD8 9AQ		
Outline application for demolition of detached dwelling and bakery and erection of 4 dwellings		
Date Responded: 27/02/2020	Responding Officer: Ryan Kinder	Responding Ref: K17-14/3

2020/90229 Lidgett Lane, Skelmanthorpe.

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

Outline planning application for demolition of existing dwelling and associated outbuilding to the rear, erection of 4 no three bed semi-detached dwellings.

Access to the site is taken via Lidgett Lane onto a private driveway which currently serves the application site and two additional properties, the driveway is currently circa 3.3m-3.5m in width splaying wider at the site entrance with Lidgett Lane.

The current visibility onto Lidgett Lane is restricted to the northern side due to a neighbouring hedgerow, to the south is considered acceptable.

As of the adoption of the Local Plan Kirklees Council no longer has car parking standards. Policy LP22 sets out the criteria for establishing parking requirements for new developments, which should be evidence based within the planning application submission. This application provides sufficient parking for the level of development and is considered acceptable.

Concerns are raised regarding the following matters.

No information is provided regarding the storage and collection of refuse from the proposed development, a suitable accessible bin storage area ideally to the rear of the properties should be provided. A suitable bin collection point adjacent to but not on the existing highway should be provided and be sufficient to accommodate two wheelie bins per dwelling on collection days.

The proposed width of the private driveway is to remain as existing, in line with the Councils Supplementary Planning Document - Highway Design guide a road serving more than five dwellings should be but built to an adoptable standard having a minimum carriageway width of 5.5m plus footways drainage and street lighting. However in this instance may not be necessary due to the establishment of existing properties. The proposed width of the access should however be of a minimum width of 4.5m to allow two way vehicle movements, in addition sufficient sightlines should be provided at the junction with Lidgett Lane, for a 30 mph speed limit being 2.4m x 43m in line with Manual for Streets and demonstrated on a suitable plan accordingly.