

**Consultation Response from KC,
Highways Development Management**
2020/92495 Abinger Farm, Scholes Moor Road, Scholes, Holmfirth, HD9 1RU
Conversion of agricultural buildings to form 5 No. new dwellings with associated works
Date Responded: 12/11/20 Responding Officer: CNB Responding Ref: K12-3/17

This application is for the conversion of agricultural buildings to form 5 dwellings with parking and access on to Scholes Moor Road. This is a 60mph (National Speed Limit) two way single carriageway rural distributor road of approximately 5.7m width with grass verges to both sides and no street lighting. The road hosts a low frequency bus route with the closest stops being on a medium frequency bus route approximately 750m away. It is approximately 980m to a convenience store and 1.2km to a local school. This site has relatively low travel sustainability.

The application site benefits from a previous conditional planning permission for 4 dwellings (15/91505). Highway conditions requested for this previous application included a widening of the access, refuse vehicle access and surfacing of the parking spaces, all of which have been considered by the current application.

No trip generation details were provided with the application, but we do not consider that a proposal of this type and size would have a severe impact on the operation or efficiency of the local highway network.

The access is existing and is to be improved with an 11m opening and a 5.4m wide access road to the dwellings. These improvements to the access should be done under the appropriate legal agreement with the council and this should be added as a footnote.

No visibility splay details were provided with the application, however splays of 2.4m x 124m look achievable due to the wide grass verge adjacent to the highway. We would request that these splays are maintained via condition for highway safety reasons.

The proposals are for two 3 bed dwellings, two 4 bed dwellings and a single 5 bed dwelling, based on local guidance these would require two parking spaces each for the 3 bed dwellings and three parking spaces each for the 4 and 5 bed dwellings plus a visitor parking space per 4 dwellings (a total of 12 off road parking spaces). These are provided via a mixture of double garages and driveway parking with a total of 16 parking spaces being provided, although it should be noted none are provided as specific visitor parking. Suitable turning space is provided to allow vehicles to enter/exit the site in forward gear for road safety reasons.

The parking areas should be finished with a permeable surface to national guidance and this should be included as a condition and footnote.

Waste collection and storage details are provided on drawing No 1993 06 with a collection location adjacent to the adopted highway and a widened access to allow a refuse vehicle to pull partly off the highway during collection. This is acceptable.

With this we consider the application to be acceptable on highways grounds with the following conditions and footnotes.

Conditions

The buildings shall not be occupied until sightlines of 2m x site frontage along Scholes Moor Road have been cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction for the lifetime of the development.

Reason: To ensure adequate visibility in the interests of highway safety

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

Footnotes

The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). 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. Interference with the highway without such permission is an offence which could lead to prosecution.

The approved vehicle parking areas will need 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.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens