

Consultation Response from KC, Highways Development Management		
2020/93867 adj, Red Lea, 27, Church Lane, Mirfield, WF14 9HX		
Outline application for erection of residential development and formation of new access		
Date Responded: 26/02/2021	Responding Officer: Zack Turner	Responding Ref: 14-1SW-12
<p>2020/93867</p> <p>Highways Development Management (HDM) comments as follows.</p> <p>This outline application is on land adjacent Red Lea, 27, Church Lane, Mirfield. The proposal is for the erection of residential development and formation of new access.</p> <p>The proposed access is in a suitable location with good visibility splays of 2.4m x 43m. This is supported by there being no collisions in the near vicinity of the site within the past 5 years. The new access will include the works for a dropped kerb that will need to be done under a s184 agreement.</p> <p>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. The following parking provision should be provided for residential developments:</p> <ul style="list-style-type: none"> 2 - 3 bedroom dwelling: 2 spaces 4+ bedroom dwelling: 3 spaces 1 cycle space per residential unit (desirable) <p>Garage dimensions (Internal):</p> <ul style="list-style-type: none"> Single: 6.0m long x 3.0m wide Double: 6.0m long x 5.0m wide 1 electric vehicle charging connection point per dwelling (normally within a garage). <p>It is stated that the dwelling is proposed to have 4/5 bedrooms, so this requires 3 off-street parking spaces. The site is currently proposed to have a detached double garage with area for another 3 cars in the forecourt to the front of the dwelling which is more than sufficient.</p> <p>Within the site is adequate turning space to enter and exit the site in forward gear.</p> <p>A suitable location for bin storage and waste collection has been presented adjacent the access.</p> <p>HDM considers that the proposed access and bin storage arrangements would be acceptable subject to the following condition.</p> <p>Areas to be surfaced and drained</p> <p>Prior to the development being brought into use the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in</p>		

writing by the Local Planning Authority.

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

Footnote;

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.