Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**KC, Highways Development Management**

Application No.	**2020/94345**
Proposed Development:	**Erection of 5 dwellings**
Location:	**Land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL**
OS Map Reference	**SE 419864.6118 429222.552**
Applicant/Agent:	**nj-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 11-Feb-2021.

If you would like to contact the Case Officer: Josh Kwok for any reason then please do so on: Tel. 01484 221000 Ext. 76841.

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=2020/94345 *

***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 11-Feb-2021 then the application may be decided without the benefit of your views.

Dated: 21-Jan-2021

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Highways Development Management		
2020/94345 Land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL		
Erection of 5 dwellings		
Date Responded:19/03/2021	Responding Officer: Mark Berry	Responding Ref: 8-8SE-10

This application seeks approval to the erection of 5 dwellings at land at, St Luke's, Bierley Marsh, East Bierley.

Bierley Marsh is an un-adopted road that carries public footpath Spenborough 6 and links South View Road and Hunsworth Lane.

East Bierley Primary school is located at the junction of South View Road and Hunsworth Lane approximately 50m to the west of the site. East Bierley conservation area and pond is located opposite.

Bierley Marsh currently serves Saint Luke's Church and Hall, East Bierley Methodist Church, and around 7 residential dwellings. This proposal will increase the number of dwellings to around 13.

Kirklees Highway Design Guide recommends that new development serving more than 5 dwellings (or any existing private road which will serve more than 5 dwellings after completion of new development) should be laid out to an adoptable standard. The applicants have submitted indicative proposals to improve the section of Bierley Marsh road between the site and South View Road to adoptable standards.

The proposed development consists of 5 new dwellings comprising a block of four 3 bedroomed terrace houses fronting onto Bierley Marsh with a 3 bedroomed detached bungalow to the rear of the site served by a private driveway. Each of the proposed houses is shown to have 2 off-street parking spaces either to the front of the dwellings for the terrace houses or within an integral garage for the proposed bungalow.

Vehicle swept paths are provided to show how a standard car, emergency and refuse vehicle can potentially access the site.

Highways Development Management (HDM)have requested the advice of the section 38 road adoption team regarding the proposals to make-up part of Bierley Marsh road to adoptable standards and the possibility of its formal adoption as highway maintainable at public expense. These comments will be forwarded as soon as possible,

In the interim HDM would recommend that internal vehicle turning for the proposed bungalow does not rely on the use of garage space. The applicants should be asked to amend their proposals to show that a vehicle can turn without the use of the proposed garage.

Kirklees COUNCIL