

This application seeks approval of the demolition of existing extensions, change of use and alterations to offices to form 2 dwellings and formation of parking at Midway House, 51 & 53, Huddersfield Road, Meltham, Holmfirth.

Three applications have been received on this site including this application an outline application for the erection of residential development (2021/93604) and an application to convert a barn into a dwelling (2021/93622).

The outline application includes proposals for the conversion of a substantial 3-storey property known locally as Midway House, use Class B1 to two cottages, along with the conversion of the existing barn and construction of 4 x semi-detached dwellings, resulting in a total of 7 new dwellings.

All three application are supported by a Transport Statement prepared by Paragon Highways which includes an assessment of the site for 7 dweeiings including the two dwelling created by the conversion of Midway House.

Highways Development Management (HDM) have assessed the proposals for the overall development included within the outline application and found the proposals to be acceptable.

Given that these proposals are included within the outline application these proposals are also considered acceptable to HDM.

Suggested conditions:

Layout and parking

Notwithstanding the details shown on the approved plan 2015 06 rev A, a scheme detailing arrangements and specification for layout and parking have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

Construction access

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

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) regarding 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.