Consultation Response from KC,
Highways Development Management

2021/94599 Moorhouse Farm, Moorhouse Lane, Birkenshaw, BD11 2AY

Erection of 6 dwellings and associated works

Date Responded: 15-03-2022
Responding Officer: Mark Berry
Responding Ref: 8-12SW-1

This application seeks approval to the erection of 6 dwellings and associated works at Moorhouse Farm, Moorhouse Lane, Birkenshaw.

The application site is located on land to the south of A651 Bradford Road. Access is via Moorhouse Lane which is a part adopted residential road leading to Moorhouse Drive and the unadopted section of Moorhouse Lane which forms a shared driveway access to Moorhouse Farm and the proposed development. This section of Moorhouse Lane carries PROW SPE/7/10.

Moorhouse Farm is presently made up of a cluster of ancillary outbuildings of varying sizes, previously used in conjunction with the day-to-day farm operations, consisting of livestock herds and dairy farming. However, Moorhouse Farm no longer operates as an agricultural concern and the previously used farm units, which are the subject of this application have undergone changes and currently utilised for the purpose of providing secure, covered, all year-round storage for substantial numbers of touring caravans; combined with elements of equestrian use with stabling facilities available for up to thirty-four horses, offering a DIY livery service.

From its junction point with Moorhouse Lane to the north of the site, the existing shared driveway travels in generally a southerly direction for approximately 180 metres where it terminates at a hard standing area utilised for parking in conjunction with the on-site businesses.

This application is supported by a Highways Statement prepared by Paragon Highways. This is summarised as follows:

Anticipated traffic generation

As a result of these operational businesses, the site creates significant, and regular vehicle movements daily.

The national TRICs database show the proposed development has the potential to generate between four and five trips during network peak hours and between 36 and 48 trips per day.

The proposed development could therefore generate a reduction in traffic when compared to the existing situation.

The Proposal

The residential development will be accessed directly off Moorhouse Lane by the way of a dedicated, shared driveway leading to off street parking, garaging, turning facility, shared block paved courtyard and amenity area. The development area will comprise of a six detached dwelling houses, with each unit benefiting from allocated garaging and parking.

Moorhouse Lane improvements

The existing driveway arrangement currently contains points of restricted carriageway widths which presently do not allow for two-way traffic flow. As part of the development, improvements and alterations are proposed to allow for the widening of the carriageway to at least 4.8 metres allowing for simultaneous two-way traffic flow along with a 2-metre footway to one side.

It is also proposed to improve visibility at the junction with Moorhouse Lane with splays of 2.4 x 33 metre provided on both sides.

The driveway improvements will accommodate a Kirklees Council refuse vehicle and allow the vehicle to safely enter and exit the shared driveway arrangement in a forward gear, negating the requirement for any lengthy reversing movements. Furthermore, the proposals will provide internal turning for a large fire appliance within the courtyard area.

Highways Development Management (HDM) comments and conclusions

Moorhouse Lane is to be improved with access retained to existing dwellings, the proposals include sufficient off-street parking for the proposed dwellings and internal refuse vehicle and fire service turning and overall, the proposed residential use could generate less vehicular traffic then the previous use.

HDM therefore consider these proposals acceptable.

Waste Management

Waste Management have been consulted and have provided the attached detailed comments:

Suggested conditions

Access Sightlines to be provided

Before development commences, the sightlines at the Moorhouse Lane junction of *2.4 x 33m* shall be cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

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

Layout and parking

Notwithstanding the details shown on the approved plan 2077/111 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

Footway and carriageway widening to Moorhouse Lane shared driveway

Notwithstanding the details shown on the approved plan, the development shall not commence until a scheme detailing the provision of *widening of the Moorhouse Lane shared driveway to at least 4.8 metres (allowing for simultaneous two-way traffic flow) along with a 2-metre footway to the western side as shown on Paragon Highways plan number 1919-101 rev A,* construction specification, surfacing, drainage and kerbing and associated highway works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained throughout the lifetime of the development.

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.

Waste Management suggested conditions:

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter."

Where implementation of the development hereby approved is to be phased, and/or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units, and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

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.