Consultation Response from KC,
Highways Development Management

2022/90397 Newsome Bowling Green, St John's Avenue, Newsome, Huddersfield, HD4 6JP

Erection of 10 dwellings and associated works

Date Responded: 14-11-2022
Responding Officer: Mark Berry
Responding Ref: 6-8NW-15

This application seeks approval to the erection of 10 dwellings and associated works at Newsome Bowling Green, St John's Avenue, Newsome, Huddersfield.

Planning permission was granted in 2020 for the erection of 8 dwellings and associated works on this site – application number 2020/90535. The layout attached to this permission includes a gated access 4.5m in width with 0.6m hard margins to either side leading to a 5.5m wide access road and substantial turning head. Six parking spaces were proposed for the adjacent flats together with visitor parking and a bin storage area. A bin collection point was shown to the front of the flats. Each of the proposed dwellings was shown to have a minimum of 2 off-street parking spaces.

This proposal provides an amended layout with 10 dwellings. Each of the proposed 3 bedroomed dwelling is shown to have two off-street parking spaces and two visitor parking spaces are proposed.

Highways Development Management comments:

1, The main issue with this site from a highways point of view is likely to be refuse collection. The Waste strategy section have already provided comments, but it should also be noted that a refuse vehicle will not normally enter an unadopted access road.

The access is shown to be gated and is therefore unlikely to be considered suitable for adoption. Section 38 previously also considered the access too narrow to be considered suitable for adoption

2, The proposed turning head is unlikely to be sufficient in size to allow a large 11.85m refuse vehicle to turn and enter and exit the site from St John's Avenue in a forward gear.

3, Can the applicants be asked to confirm the dimensions of the proposed parking spaces. The parking spaces to plot 10 do not appear to be sufficient in length and may therefore obstruct access to the parking to plot 9. Similarly, two of the un-number parking spaces which meet at an angle for the proposed flats may obstruct each other.

4, When the layout is agreed a stage 1 road safety audit covering all aspects of the design including the proposed access and internal road layout should be submitted.