

Consultation Response from KC, Highways Development Management**2022/90861 Windmill Inn, 2, Busker Lane, Skelmanthorpe, Huddersfield, HD8 9EP****Erection of extensions and alterations including the formation of external seating and extension of first floor terrace****Date Responded: 16/05/22****Responding Officer: J Turner****Responding Ref: K17-30/1**

This application seeks approval for the erection of extensions and alterations including the formation of external seating and extension of first floor terrace at The Windmill Inn, Busker Lane, Skelmanthorpe.

The proposal extends the pub whilst retaining and formalising a 13-spaced car park. It is also intended to improve the access to provide better visibility onto Busker Lane.

Although Kirklees no longer has prescriptive parking standards, the levels of parking associated with a site should be justified. In this instance, the extant use of the site must be taken into account and the present building could reopen as a public house without any need for planning permission. As such, the changes to the access and the realignment of the car park are seen as improvements to the existing layout.

Given the extant use and the proposed alterations to the outdoor space, Highways DM has no wish to raise objection to the scheme. Please add the following conditions to the decision notice:

Areas to be surfaced and drained

Prior to the development being brought into use, the proposed car park hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

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) with regard to 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.