

Planning Consultation Request
Town and Country Planning Act 1990
APPLICATION FOR PERMISSION TO DEVELOP LAND

Further or Amended Plans/Information Received

Observations By:	David Stainsby KC, Highways Development Management
Application No.	2023/91261
Proposed Development:	Erection of two detached dwellings with garages, regrading of land and erection of retaining walls to form access and turning area from Lower Gate
Location:	land at, Alexandra Road West, Paddock, Huddersfield, HD3 4EX
OS Map Reference	SE 412290.3703 416245.6483
Applicant/Agent:	Northlight Architecture Ltd
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 **02-Oct-2023**.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

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=2023/91261>*

*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 **02-Oct-2023** then the application may be decided without the benefit of your views.

Dated: 22-Sep-2023

Mathias Franklin
Head of Planning and Development

Consultation Response from David Stainsby KC, Highways Development Management
2023/91261 land at, Alexandra Road West, Paddock, Huddersfield, HD3 4EX
Erection of two detached dwellings with garages, regrading of land and erection of retaining walls to form access and turning area from Lower Gate
Date Responded: 17/10/2023. Responding Officer: D. Stainsby Responding Ref: K5-1SW/5

This application is for the erection of 2 detached dwellings with parking and a new access on to Lowergate, a 30mph two-way single carriageway local link road of approximately 6.3m width with footways on both sides and street lighting present.

RECOMMENDATION:

A swept path analysis to show that these vehicles can turn to leave the site in forward gear and details of waste storage and collection for both dwellings have now been provided.

On balance, the application is now acceptable on highways grounds subject to the following conditions.

CONDITIONS:

The vehicular crossing shall not be brought into use until the existing telegraph pole and access chamber has been relocated to a location which must be agreed by the appropriate authority and does not obstruct vehicle turning movements into the proposed parking area.

Reason: In the interests of highway safety and to achieve a satisfactory layout Prior to the development being brought into use,

The sightlines of 2.4m x 43m along Lowergate, as shown on the approved plan, shall be cleared of all obstructions to visibility exceeding 0.9 m in height and these shall be retained free of any such obstruction throughout the lifetime of the development.

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

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

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

FOOTNOTES

Any retaining features affecting the highway will require formal technical approval by the Council as the Highway Authority. It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the highways structures team for works near or abutting highway and any retaining structures.

We would recommend providing details of all proposed retaining features and underground storage facilities (including pipes) to the structures team (01484 221000) at the earliest opportunity, who will be able to advise you of the necessary requirements in more detail.

The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). 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. Interference with the highway without such permission is an offence which could lead to prosecution.

WASTE STORAGE AND COLLECTION:

Details of waste storage and collection for both dwellings have now been provided.

It should be noted that the collection of the bins from this location would be acceptable as there is an exemption from the double white centre-line TRO for municipal waste collection, however I've been advised by the Kirklees cleansing department that if there are issues with collecting adjacent to a solid white centreline, they may request that the bins are offered for collection from the car park, beyond the end of the double white centrelines

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk.

Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).