

**Consultation Response from KC,
Highways Development Management****2023/91264 67-71, Northgate, Cleckheaton, BD19 3HZ****Conversion of first floor offices to six flats including associated external alterations****Date Responded: 28/06/2023.****Responding Officer: D. Stainsby****Responding Ref: K9-3SE/1**

This application is for the conversion of first floor offices to six flats including associated external alterations at 67-71, Northgate, Cleckheaton, BD19 3HZ

RECOMMENDATION:

Highways Development Management could not support the application as submitted.

Clarification of the existing and proposed use of the car parking area is required.

Details of waste storage and collection for the proposed flats and the existing offices/adjacent dwelling should be provided, with the location of a waste collection presentation point being clearly marked on a drawing.

The layout of the car park is substandard and does not have sufficient turning space to allow for vehicles to enter /exit the site in forward gear.

Normally, Highways DM would not support such a layout. However, the area has been established as a parking area over a long period of time and, as such, there should be no additional highway safety concerns based around this.

Notwithstanding the above comments, however, it appears that the car parking area is already being fully used by tenants of the property and adjacent residents meaning that either there is no provision available for the proposed flats or the existing office users' vehicles will be displaced elsewhere,

Either way the applicant needs to clarify the existing and proposed parking arrangements.

The approved vehicle parking areas will need to 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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

Any changes to the access within the adopted highway fronting the property, to provide a dropped kerb, 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:

The proposed bin storage area appears to be for the proposed flats only and does not show the bins for the existing offices and/or the adjacent dwelling. I assume that the offices and adjacent dwelling also use this area for the storage of their bins and, as such, the area shown will not be large enough to accommodate all the bins required.

The proposed location of this bin store is also greater than the recommended minimum distance of 8m from the bin store to the adopted highway.

A bin collection/presentation point should be located adjacent to the public highway. The bin collection/presentation point must not obstruct the adopted highway or the car park access road.

Details of waste storage and collection for both the existing offices, adjacent dwelling and proposed flats should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access, or the adopted highway for road safety reasons.

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>).