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| <b>Consultation Response from KC,<br/>Highways Development Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>2023/91315 Land east of, Deep Lane, Milnsbridge, Huddersfield, HD4 5SJ</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Erection of two detached dwellings with garages and associated works (within a Conservation Area)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Date Responded:14/09/2023<br/>Responding Officer:Ryan Kinder<br/>Responding Ref:K2-17NE/19</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>2023/91315 Land to east of Deep Lane, Milnsbridge</p> <p>Highway Development Management's (HDM) comments for the above application as follows:</p> <p>Planning application for erection of two detached dwellings with garages and associated works.</p> <p>Access to the site is taken off Deep Lane, via a proposed private drive arrangement.</p> <p>A transport note has been prepared and submitted by HDC support ltd (ref HDC/ENG/0423/FINAL), initially there were concerns regarding the achievable visibility at the site access, further to discussions with the applicant improved sightlines have been provided at the site access, this has been achieved by offsetting the distance required by 0.5m into the carriageway and utilising the whole of the RLB of the site along the frontage to achieve a better arrangement. Whilst its acknowledged that 2.4m x 43m cannot be achieved, given the location of the site access and the geometry of the road layout, observed driven speeds are much lower than 30mph at this location so on balance would be accepted by HDM on this occasion.</p> <p>There is sufficient off street parking provided with the application to ensure that no parking on Deep Lane associated with the development will take place.</p> <p>Demonstration of a fire tender reversing into the site no more than 20m has been provided which achieves the maximum 45m distance for fire hoses to the rear of any buildings.</p> <p>With regards to refuse storage and collection, given the scale of the development, there is sufficient room to store bins within each property curtilage and the width of the private access can accommodate for collections at the edge of Deep Lane on collection days accordingly.</p> <p>Overall the proposal is considered acceptable from a highways perspective, please include the following highways conditions:</p> <p>Areas to be surfaced and drained</p> <p>The buildings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to achieve a satisfactory layout.</p> <p>Access Sightlines to be provided</p> <p>The buildings shall not be occupied until sightlines of 2m x site frontage shown on the approved plan no 2258/01/D have been cleared of all obstructions to visibility exceeding 0.9 m in height and these shall be retained free of any such obstruction.</p> |

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