

**Consultation Response from KC,
Highways Development Management****2023/91406 Land south of, 98, Burn Road, Birchencliffe, Huddersfield, HD2 2EG****Outline application for erection of residential development****Date Responded: 2-8-2023.****Responding Officer: Mark Berry****Responding Ref: 4-1-50.**

This application seeks outline planning permission for the erection of residential development with all matters reserved on land adjacent to 98 Burn Road, Birchencliffe, Huddersfield.

The application site is an area of land at the junction of Burn Road and the public byway that runs between Burn Road and Reap Hurst Road (HUD/396/40). This byway is approximately 4.5m in width without footways or street lighting.

Planning permission was granted on an adjacent site for the erection of 2 detached dwellings (application number 2020/91976) with access onto the public byway.

Condition 4 of this permission required that details of proposed improvement work to the access road (public byway HUD 396), including the formation of a passing place, shall be submitted to, and approved in writing by the Local Planning Authority before any of the dwellings are first occupied. The information shall include details of works to widen the surface of the access road to 6m opposite the points of access for the two proposed detached dwellings.

Outline planning permission was granted on this site in August 2016 application number 2016/90073. The site plan includes additional land to the north of this site and shows a single point of access into the site from Burn Road. No access was shown via byway (HUD/396/40). The existing access was proposed to be improved by widening to 4.8m and the provision of 2.4 x 43m visibility splays. A turning head was also shown to allow refuse vehicle access.

Whilst this application is outline with all matters reserved an indicative layout plan showing how the site could be developed with four 4 and 5 bedroomed detached dwellings has been submitted.

The plan shows the four dwellings arranged across the site from west to east. Plots 1 and 2 are situated further north towards No. 98 Burn Road with plots 3 and 4 situated further south towards byway (HUD/396/40).

Plots 1 and 2 are shown to be accessed via the existing access point off Burn Road. The planning statement confirms that it is envisaged that the existing access drive will be widened to a minimum of 4.8m over 10m with a refuse collection point adjacent to the highway. No internal service vehicle access or turning is shown to be provided.

Plots 3 and 4 are shown to be accessed via byway (HUD/396/40) along the southern boundary. It is envisaged that each plot would have its own automatic gates which would be set back from the highway by a minimum of 4.5m with refuse collection points adjacent to the highway.

Highways Development Management (HDM) have several concerns regarding these proposals.

1, 2.4 x 43m visibility splays should be shown from the proposed site access to plots 1 and 2 onto Burn

Road and from the two driveways to plots 3 and 4 on to byway HUD/396/40.

2, Given that access is shown on to byway HUD/396/40 the byway should be shown to be widened to provide a passing place as approved by the 2020 permission 2020/91976.

3, Any gates should be set back 6.0m from the highway to give space for a vehicle to pull off the highway.