

**Consultation Response from KC,
Highways Development Management****2023/91441 31, Chapel Hill, Linthwaite, Huddersfield, HD7 5NJ****Change of use and alterations to former church (B8-storage) to 9 residential units (C3) and formation of car park (Listed Building within a Conservation Area)****Date Responded:31/08/2023****Responding Officer:Ryan Kinder****Responding Ref:K2-1/31**

Highway Development Management's (HDM) comments for the above application as follows:

Planning application for Change of use and alterations to former church (B8-storage) to 9 residential units (C3) and formation of car park (Listed Building within a Conservation Area).

The site has benefited from a pre planning application with previous advice provided from a highways perspective.

Access to the proposed site is via an existing access onto Waingate, it appears this is to be widened to accommodate two way vehicular movements to and from the site. In terms of visibility the existing wall to the site frontage is less than 1.0m in height which provides adequate visibility given its proximity to the junction with Chapel Hill, driven speeds are considered to be low at this location. To ensure this is maintained a suitable condition will be suggested accordingly.

Parking provision

As of the adoption of the Local Plan Kirklees Council no longer has car parking standards. Policy LP22 sets out the criteria for establishing parking requirements for new developments, which should be evidence based within the planning application submission. General guidance for the parking requirements are outlined below:

- 1-2 bedroom apartments – 1 space per unit with an additional 1 visitors space per 4 units.
- 2 bed dwellings – 2 spaces.

There is an indicative number of 10 spaces proposed, of which it is assumed one is for visitor parking, whilst there is a shortfall of one visitor space, HDM would accept the overall parking provision on this occasion.

The provision for storage of waste has been indicated on the submitted plans, a more comprehensive response has been provided regarding this from the Council's Strategic Waste team, they have requested further information regarding the location of the storage area. With regards to access for refuse collection vehicles it is acknowledged that refuse collection vehicles will not be able to enter the site so any collection will be kerb side via Waingate.

With the exception of further information requested from Strategic Waste, the overall proposal is considered acceptable from a highways perspective. Please include the following highways conditions:

Areas to be surfaced and drained

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.

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

Nothing to be ... within 2m

Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Waingate along the full frontage of the site which exceeds 1.0m in height above the level of the adjoining highway.

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

FOOTNOTE

The granting of planning permission does not authorise the carrying out of works within the highway, 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 Highways Asset Management Team at vehicle.crossing@kirklees.gov.uk 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.