

**Consultation Response from KC,
Highways Development Management**

2023/92145 East Bierley Playing Fields, Hunsworth Lane, East Bierley, BD4 6PU

Discharge of conditions 5 (access track upgrade), 6 (access track upgrade), 7 (cycle parking), 8 (electric vehicle charging), 9 (travel plan), 10 (waste storage and collection), 11 (coal mining investigation), 16 (Japanese Knotweed strategy), 17 (external lighting), 29 (landscaping) and 30 (biodiversity enhancement and management plan) of previous permission 2021/90357 for works to existing sports facilities including erection of clubhouse; additional changing facilities building; boundary treatments; storage facilities and floodlighting; works to existing pitches creation of hybrid and 3G/synthetic pitches; multi sport training area and car park

Date Responded: 23-10-2023.

Responding Officer: Mark Berry

Responding Ref:8-7-11.

This application seeks approval to the discharge of conditions 5 (access track upgrade), 6 (access track upgrade), 7 (cycle parking), 8 (electric vehicle charging), 9 (travel plan), 10 (waste storage and collection), 11 (coal mining investigation), 16 (Japanese Knotweed strategy), 17 (external lighting), 29 (part) (landscaping) and 30 (biodiversity enhancement and management plan) of previous permission 2021/90357 for works to existing sports facilities including erection of clubhouse; additional changing facilities building; boundary treatments; storage facilities and floodlighting; works to existing pitches creation of hybrid and 3G/synthetic pitches; multi-sport training area and car park at East Bierley Playing Fields, Hunsworth Lane, East Bierley

5. Prior to any part of the development hereby approved being brought into first use, upgrade works to the part of the access track within application site ref: 2019/93616 shall be completed: • In accordance with details submitted under application ref: 2019/93616 (land south of Soureby Cross Way, East Bierley, BD4 6PL) and submitted pursuant to any relevant conditions that may be applied in the event that a planning permission is granted for development at that site; or • In accordance with an alternative upgrade scheme submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage details, details of surface finishes, details of any lighting and signage, details of the treatment of sight lines, and an independent safety audit covering all aspects of the work. The access track shall be maintained thereafter.

To discharge this condition the applicants have submitted Sanderson Associates plan numbers 152698 C5-0100 to C6-0200 showing an alternative scheme to that approved by 2019/93616. These plans show the realignment of the access, the provision of 6.0m radius kerbs, white lining at the junction with Hunsworth Lane (give way markings), carriageway surfacing to approximately the first 4.0m of the access track only, the provision of a short length of footway to the western kerb radii and then potholes filled to any previously un-gravelled areas of the access track.

These alternative proposals fall well short of the 2019/93616 application standards which included the provision of a new access road to adoptable standards including a 5.5m carriageway with 2m wide footways on both sides.

Given the significant reduction in standards can the applicants be asked to explain why they considered that their alternative proposals are sufficient and fit for purpose.

6. Prior to any part of the development hereby approved being brought into first use, details of upgrade work to the part of the access track within the site but outside application site ref: 2019/93616 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage details, details of surface finishes, details of any lighting and signage, details of the treatment of sight lines, and an independent safety audit covering all aspects of the work. The upgrade works so approved shall be completed prior to any part of the development hereby approved being brought into first use and shall be maintained thereafter.

The plans provided state existing track improvements to this area but no details are provided.