

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

2023/92632 Land adj, 23, Upper Batley Low Lane, Upper Batley, Batley, WF17 0AP

Used of land for dog exercise park and installation of portable building

Date Responded: 24/01/2024.

Responding Officer: D. Stainsby

Responding Ref: K13-8SE/5

RECOMMENDATION:

The proposals cannot be supported as submitted.

Further information is required to determine how the site will work.

SITE ACCESS

Upper Batley Low Lane Lane is subject to a 40mph speed limit at the entrance to the site and, as such, sight lines of 2.4m x 120m should be achievable and demonstrated on a suitable plan. Any shortfall of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

CAR PARKING

No information on how the site will operate has been provided and site management plan will be required to explain how the site will operate.

For example, will there be staff on site during the open hours? If so, Staff facilities will need to be provided together with Staff parking on site. If the Staff will not be on site during opening hours how will the business be managed?

Confirmation on the number of staff and users of the site would be required to determine the actual number of car parking spaces required. This would require the number of staff on the site together with details of the number of customers per session.

The applicant has stated that there are 3 car parking spaces available for the proposal. However, the area does not appear large enough to accommodate that number of vehicles without overhanging the highway.

The red line boundary appears to be set back from the highway verge/kerb. As a result, this needs to be confirmed as it appears that a section of the area shown for car parking may actually be on highway land.

The required number of parking spaces needs to be determined and shown on a plan wholly within the site boundary.

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permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

Will there be a need for waste storage on site?

If there is a need for waste storage, then no bin storage areas have been shown on the proposed plan.

Details of waste storage and collection 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>).