Consultation Response from KC, Highways Development Management
2023/93573 Whitcliffe Hotel, Propspect Road, Cleckheaton, BD19 3HD
Discharge conditions 3 (facing materials), 4 (walls/fences materials), 6 (access), 16 (Biodiversity Mitigation and Enhancement Plan), 17 (Landscape Management Plan), 18 (parking), 19 (adoptable estate roads) on previous permission 2015/90020 for demolition of existing hotel and erection of 15 dwellings
Date Responded: 28-8-2024. Responding Officer: Mark Berry. Responding Ref: 9-3SE-42.

This application seeks approval to the discharge of conditions 3 (facing materials), 4 (walls/fences materials), 6 (access), 16 (Biodiversity Mitigation and Enhancement Plan), 17 (Landscape Management Plan), 18 (parking), 19 (adoptable estate roads) on previous permission 2015/90020 for demolition of existing hotel and erection of 15 dwellings at Whitcliffe Hotel, Prospect Road, Cleckheaton.

6. A scheme detailing the proposed improvements to the unnamed road leading between Prospect Road and the application site including widening of the access, provision of a passing place, footway, traffic calming and improvements to the white lining at the junction with Gladstone Street and Prospect Road shall be submitted to and approved in writing by the Local Planning Authority before works to construct the foundations of any dwelling commence. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. The scheme so approved shall be implemented before any dwelling is first occupied and thereafter be retained.

The applicant's proposals are generally acceptable other than there are no drainage proposals to the unnamed road. This condition cannot therefore be discharged.

19. A scheme detailing the proposed internal adoptable estate roads shall be submitted to and approved in writing by the Local Planning Authority before works to construct the foundations of any dwelling commence. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Thereafter the development shall be completed in accordance with the approved details before any dwelling is first occupied and be retained.

The applicant's proposals are generally acceptable other than an additional gully should be provided where the proposed internal estate road meets the unnamed access road and there are no street lighting proposals. This condition should not therefore be discharged.