

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

**2023/93714 Land east of Cumberworth Lane, Land off Cumberworth Lane, Denby Dale,
Huddersfield, HD8 8RU**

Reserved Matters application (including the consideration of access, appearance, landscaping layout, and scale) for the erection of 10 dwellings pursuant to outline permission 2019/93906 for erection of residential development up to 10 dwellings, and discharge of condition 20 (waste arrangements)

Date Responded:10-4-2024.

Responding Officer: Mark Berry.

Responding Ref: 17-12-24.

This is a reserved matters application (including the consideration of access, appearance, landscaping layout, and scale) for the erection of 10 dwellings pursuant to outline permission 2019/93906 for erection of residential development up to 10 dwellings, and discharge of condition 20 (waste arrangements) at land off, Cumberworth Lane, Denby Dale, Huddersfield

From the officer's report attached to the 2019/90906 application

"Highways Officers note the content of the Inspectors appeal decision regarding access arrangements, that from his inspection of the site and the associated documents he concluded that whilst the proposed road might not achieve the standard required for adoption by the Council, it would nevertheless provide a safe means of vehicular and pedestrian access to the development.

The cleansing section have commented that they would not like to reverse the RCV any further into the road than existing. In practical terms, this would mean having a communal bin presentation point as close to that point as possible. After further discussions, a location adjacent Units 9 and 10 may be a suitable compromise. However, as the layout is not under consideration and is not fixed at this stage, it is required that this information is submitted and brought forward at the reserved matters stage.

It is also set out that the Section 38 engineer has confirmed that due to the anticipated gradients and restricted width, the proposed road would be unlikely considered suitable for adopting as highway maintainable at public expense".

HDM comments

An access would be provided from Cumberworth Lane along the line of an existing track up to a proposed turning head. The layout proposes a carriageway with a footway to the southern side of the access road and part of the turning head.

Five 5 pairs of 3 bedroomed semi-detached dwellings are shown to be provided. House types 02 and 03 are 3 beds with integral garages. House type 1 is shown to have 2 off-street parking spaces and house types 2 and 3 have just 1 off street parking space in addition to the garage.

HDM concerns regarding these proposals.

- 1, No details of sight lines are shown on the plans from the site access onto Cumberworth Lane.
- 2, Refuse vehicle swept paths are shown on the plan provided but not the communal bin collection point referenced in the 2019/90906 officer's report. Kirklees refuse vehicles may decline to use an unadopted highway. Condition 20 (waste arrangements) **cannot** therefore be discharged.
- 3, No longitudinal sections showing road gradients are provided.
- 4, The plans are not dimensioned, the width of the proposed carriageways and footway should be shown, along with the dimensions of the parking spaces and garage. The access road should be 5.5m in width and footway 2.0m. If integral garages are to be considered as contributing towards parking provision, they must provide internal dimensions of 3m x 6m.
- 5, The visitor parking spaces shown are not shared communal spaces. They appear to be within the curtilages of plots 04,05 and 06.
- 6, 600mm hard margins are needed to all sections of any carriageway where a footway is not shown to be provided.
- 7, The Design and Access statement refers to the general highway arrangement details being shown on drawing number 23-056-10. This is not provided.
- 8, When the layout is agreed a stage one road safety audit should be provided for the access from Cumberworth Road and the internal road layout.