

Consultation Response from KC, Highways Development Management
2023/93714 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: 5-8-2024. Responding Officer: Mark Berry. Responding Ref: 17-12-24.

This application seeks approval to the 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,

The highways consultation response dated 10th April raised concerns regarding these proposals as follows.

- 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.*

The applicants have provided revised plan numbers 23-058-01D (Site Plan as Proposed) and 23-058-11C (Sections as Proposed) together with house type plans.

Reserved Matters

As far as the reserved matters application is concerned the revised plans address the points raised other than point 5 above. Visitor parking should be available for all to use and not contained within the curtilage of individual plots. 2 or 3 spaces parallel to the roadway between plots 1 and 2 and the turning head would be sufficient.

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.

Discharge of condition 20.

Acceptable refuse vehicle swept paths are provided. Waste Management should however be consulted regarding bin storage and presentation points given that the road is not to be adopted as highway.

The officer report attached to the 2019/93906 permission was as follows

KC Highways DM comment that the submitted information is satisfactory but outstanding was the detail of the bin arrangements. 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.