

**Consultation Response from KC,
Highways Development Management****2024/90476 Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD****Demolition of Pole Barn and erection of one dwelling****Date Responded: 13-5-2024.****Responding Officer: Mark Berry.****Responding Ref: 3-25-1.**

Prior notification for change of use from agricultural buildings to three dwellings with associated works was granted on this site in December 2023 (2023/CLASS Q/91342).

Whilst this proposed change of use was not supported by Highways Development Management conditions were imposed requiring for the provision of parking spaces and 6 vehicle passing places between Woodhouse Lane and Moss Edge Farm, Bin collection was shown to be provided from Hollin Brigg Cottages as for the existing dwellings.

The officers report for the Prior notification for change of use made the following comments regarding emergency vehicle access and gradients.

“The applicant’s agent however asserts that three full-size fire engines attended a fire at the site last winter. This is confirmed the submission of an attendance log by the local Fire Service. It is therefore considered on balance that the layout of the road does not prohibit access for large emergency service vehicles, although it may make it difficult for them”.

“Refuse vehicles will not need to negotiate the track. Steep gradients, including on parts of the adopted highway network, are a notable feature of the Holme Valley. The road does not continue to provide access to other dwellings or places of employment, nor does it carry the route of a Public Right of Way, so any residual risk arising from the steep gradients will be borne principally by the future occupants themselves and occasional visitors. It is therefore considered on balance that whilst gradients are in places more than recommended, it would, for a track serving four dwellings, be difficult to substantiate as a safety-based reason for refusal”.

This proposal shows a proposed new 3 bed-roomed dwelling adjacent to the 3 dwelling that were granted change of use by 2023/CLASS Q/91342 prior notification. Two dedicated off-street parking spaces are shown to the side of the proposed dwelling.

Given the previous approval for 3 dwellings, and that improvements have been undertaken including the provision of passing places Highways Development Management have on balance no objection to these proposals.

