

**Consultation Response from KC,
Highways Development Management****2024/92808 Popeley Farm, Muffit Lane, Gomersal, Cleckheaton, BD19 4QS****Prior notification for change of use from agricultural building to 3 dwellings****Date Responded: 13/11/2024.****Responding Officer: D. Stainsby****Responding Ref: K9-12NE/4****RECOMMENDATION:**

As submitted the proposals do not provide enough information for them to be acceptable to Highways.

The following information is required.

- Confirmation of the total number of dwellings on the site is required to determine if the private drive requires laying out to an adoptable standard.
- A swept path analysis to show that a Kirklees fire service vehicle can both access and turn within the site, in the case of an emergency, needs to be provided.
- Details of waste collection for the dwelling should be provided, with the location of a waste collection presentation point being clearly marked on a drawing.

The proposal is for prior notification for change of use from agricultural building to three dwellings with associated works.

The site is currently accessed via a private drive and confirmation of the total number of dwellings on the site (both existing and proposed) is required to determine if the private drive requires laying out to an adoptable standard.

The Kirklees Highway Design Guide states that "New development serving more than five dwellings (or any existing private road which will serve more than five dwellings after completion of new development) should be laid out to an adoptable standard and be able to be offered for adoption.

The council does not normally adopt developments of five dwellings or fewer.

VISIBILITY SPLAYS

The existing visibility splays are substandard and will need improving. However, the Applicant has now submitted a drawing showing that the recommended visibility splays can be met at this access. These will need to be conditioned for the lifetime of the development.

EMERGENCY ACCESS

The driveway to the proposed dwellings is longer than 20m and the emergency access requirements require that the minimum width of the driveway would need to be 3.7m for its full length.

A turning area for fire tenders is also required when the route is longer than 20m.

A swept path analysis to show that a Kirklees fire service vehicle can both access and turn within the site in the case of an emergency needs to be provided.

INTERNAL LAYOUT:

The site layout and number of parking spaces proposed is acceptable and sufficient turning and manoeuvring space is available to serve the proposed development.

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

WASTE STORAGE AND COLLECTION:

The bin stores are over the minimum carry distance for the refuse collectors and as such a bin collection/presentation point should be located adjacent to the public highway.

The bin collection/presentation point must not obstruct the adopted highway or the driveway.

Details of the waste collection for the proposed dwelling 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 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>.