

**Consultation Response from KC,
Highways Development Management****2024/92905 adj, 55, Slaithwaite Road, Meltham, Holmfirth, HD9 5PG****Outline application for erection of residential development (one dwelling)****Date Responded 21/11/2024.:****Responding Officer: D. Stainsby****Responding Ref: K3-6/6****RECOMMENDATION:**

As submitted the proposals are not acceptable to Highways.

The proposal is for outline application for erection of one dwelling adj, 55, Slaithwaite Road, Meltham..

VEHICULAR ACCESS:

Vehicular access is proposed from Badger Gate.

For the first 50m, from Golcar Brow Road to the sharp bend, the road is approximately 4.5m wide.

However, after the sharp bend, the road narrows to approximately 3m wide and, in effect, becomes a footway.

Significant improvements to this section of the road, from the bend to the proposed access to the site, would be required. Including the widening of the road to 4.5m and reconstructing the road to ensure it can accommodate vehicles safely.

The required improvements to the road, will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Manual for Streets states that for a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan. Any shortfall of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

Without the above improvements to Badger Gate, the proposal will intensify the use of this substandard road and would be detrimental to highway safety at this location and could not be supported by Highways Development Management.

EMERGENCY ACCESS

The road to the proposed dwelling 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 proposal appears to be able to provide ample parking for the proposed dwelling, together with a turning area for vehicles to enter and leave the site in forward gear.

Confirmation on the size of the proposed dwellings to confirm the number of parking spaces is required,

2 to 3 bedroom dwellings require a minimum of two off street car parking space per dwelling.

4+ bedroom dwellings require three off-street spaces per dwelling.

1 electric vehicle charging connection per dwelling is required.

Additional visitor parking spaces would be required.

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

No bin storage areas are shown. 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 access road.

Details of waste storage and collection 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 parking, 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>.