

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

**2024/93394 land between, Bradshaw Road and Honey Head Lane, Honley, Holmfirth, HD9 6EE**

**Discharge of details reserved by conditions 3 (access and parking provision), 4 (parking and visitor parking), 5 (turning facilities), 6 (construction traffic), 7 (collection of wastes), 11 (external materials), 12 (boundary treatments) on previous 2024/90616 permission for erection of two detached dwellings**

**Date Responded: 11/12/2024**

**Responding Officer: CNB**

**Responding Ref: K3-40/6**

This is a Discharge of Conditions application relating to Conditions 3 (Access and Parking), 4 (parking and visitor parking), 5 (turning facilities), 6 (construction traffic), 7 (collection of waste), 11 (external materials) and 12 (boundary treatments) on previous permission 24/90616 for the erection of two detached dwellings. This Highways consultation response addressed conditions 3, 4, 5, 6, and 7 only.

This DoC application is accompanied with drawings No (70)001, (70)002 and (70)005, a Construction Management Plan and a covering planning note.

### **Condition 3**

Notwithstanding the details shown on the submitted plans, no works above foundation level shall take place until a scheme detailing arrangements and specification for layout of the access and parking provision for no. 79 Bradshaw Road have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of whether there is a requirement for the relocation of the existing street lighting column (unit No 136108) and details of its relocation if so, as well as a swept path analysis to indicate that safe ingress and egress of vehicles to the parking spaces can be made. No part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

**Reason:** To ensure that a suitable access and layout is agreed at an appropriate stage of the development in the interests of highway safety and to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

The information provided in drawing No (70)001 shows the parking for No 79 Bradshaw Road and indicates that the lighting column is to the side of the access and doesn't need to be relocated, unfortunately the drawing appears to show the lighting column adjacent to the existing garden wall of No 79 Bradshaw Road, which is not actually the case, with the lighting column being approximately 2m further north than indicated in the drawing. This would mean that the parking for No 79 would be moved two meters to the north and would cause a narrowing of the proposed dwelling by the same distance. No swept path analysis was provided for the parking and the new dropped kerb crossings (to be done under a s184 agreement) are not marked on the drawing. Due to this we cannot support the discharge of condition 3 at this time.

An accurate drawing with the lighting column marked in its correct location would be required, and if this was done then we feel that the car parking and garden for the proposed plot 1 would not fit in the space, and a car would not fit between the lighting column and the existing garden wall of No 79. Without the relocation of the lighting column, we do not feel that the site for plot 1 is deliverable as presented in the drawings. In order to deliver the dwelling for plot 1 as set out in the approved drawings we consider that the lighting column (unit no 136108) will need to be relocated and this will need to be done in conjunction with the Kirklees street lighting team.

### **Condition 4**

Notwithstanding the details shown on the submitted plans, no works above foundation level shall take place until a scheme detailing arrangements and specification for the layout of parking and visitor parking for plot 2 and the existing dwellings at No 52 and 54 Honey Head Lane has been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

**Reason:** To ensure that a suitable access and layout is agreed at an appropriate stage of the

development in the interests of highway safety and to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

The information provided in drawing No (70)001 shows the parking for plot 2 and the retention of a visitor parking space for the existing dwellings at No 52 and 54 and the proposed dwelling. The planning note indicates that parking for No 52 and No 54 Honey Head Lane will not be changed. This information is acceptable for the discharge of condition 4.

#### **Condition 5**

The development shall not be brought into use until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which details turning facilities to be provided within the site. The turning facilities approved by this condition shall be completed before the development is brought into use and shall thereafter be made freely available for use at all times, kept free from obstruction to such use and shall be retained thereafter.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout and to accord with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

Drawing No (70)001 shows a swept path analysis that indicates that a car can easily and safely access the parking spaces adjacent to plot 2 and also can enter and exit the site in forward gear and this is suitable for the discharge of condition 5.

#### **Condition 6**

Prior to works commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities, the location of materials storage and site facilities, the use of traffic management/banksman for large deliveries and the provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

**Reason:** This pre-commencement condition is necessary to ensure that suitable access can be gained to the site for construction traffic and that this is agreed at an appropriate stage of the development in the interests of highway safety and to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

The construction management plan shows the routes in to the site for deliveries, materials storage, site facilities, contractor parking and wheel washing facilities, while the accompanying document states the times of access and that deliveries will be made outside the highway peak hours. This would usually be acceptable for the discharge of condition 6, however, the CMP drawing does show the parking for the unloading area to the north west of the site to be on the adopted footway, and this drawing should be amended to show the unloading taking place from the highway to avoid obstruction of the footway for road safety reasons and also to avoid damage to the footway, kerbing and utilities underneath the footway. Due to this we cannot currently support the discharge of condition 6.

**Condition 7**

The development shall not be brought into use until details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided before the development is brought into use and so retained thereafter.

**Reason:** To ensure that suitable waste arrangements for the development are in place in the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi), Chapter 9 of the National Planning Policy Framework and Principle 19 of the Housebuilders Design Guide SPD.

The information provided for the waste storage and collection points as shown on drawing No (70)002 are acceptable for the discharge of condition 7. However it should be noted that the bin storage and presentation points for plot 1 are separated by the car parking area and this may cause problems for the occupier on collection day if cars are parked in both spaces and the bins are required to be moved.