Consultation Response from KC, Highways Development Management
2024/93408 Windy Gap Farm, Little Lepton, Green Balk Lane, Lepton, Huddersfield, HD8 0LN
Prior notification for change of use from agricultural buildings to 1 dwelling
Date Responded: 11/12/2024 Responding Officer: CNB Responding Ref: K11-23/1

This is a prior notification application for change of use from agricultural building to 1 dwelling with an existing farm access from Green Balk Lane, a 30mph two-way single carriageway rural access road of approximately 3m to 4m width with no footways and only limited street lighting.

The site is approximately 700m from stops on a medium frequency bus route and approximately 1km to local shops and approximately 1.1km to the closest school.

The proposals are to convert an agricultural building in to a three-bedroom detached dwelling.

There is an existing farm access to the site with an approximately 23m driveway to the proposal building. It is noted that the proposal building is not linked to the adopted highway in the red-line boundary and future occupants at the dwelling may need to ensure that they have a legal vehicular access to the site. A search of "injury accident" collision data indicated that there are no records of collisions on Green Balk Lane in the vicinity of the site access and so it has to be assumed that the access is operating safely, and the very small intensification expected by the proposals is not expected to change this.

The dwelling is shown on drawing No 004-06 to have three bedrooms and to fit with local standards there should be two off-street parking spaces provided. These are shown on the block-plan to the side of the existing barn and there appears to be suitable turning space to allow vehicles to enter and exit the site in forward gear.

No details of waste storage and collection have been provided and we would like to see these details. As a waste collection vehicle is not expected to enter the site we would wish to see a bin collection presentation point adjacent to the adopted highway. This should be conditioned.

With this we consider that the application is acceptable on highways grounds with the following condition.

Condition
Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.
Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).

Kirklees COUNCIL