Consultation Response from KC, Highways Development Management
2025/90116 42, Birmingham Lane, Meltham, Holmfirth, HD9 5LH
Change of use from class C3 (dwellinghouse) to mixed use dwellinghouse and class E (day nursery)
Date Responded: 27/03/2025 Responding Officer: CNB Responding Ref: K3-7-28

This application is for a change of use from class 3 (dwellinghouse) to mixed use dwellinghouse and class E (day nursery) at an existing dwelling fronting on to Birmingham Lane, a 30mph two-way single carriageway local access road of approximately 6.1m width with footways on both sides and street lighting present. The site is opposite a primary school access and as such there are School Keep Clear markings and zig-zags with a TRO restricting stopping on the entrance markings between Mon – Fri 8:00 – 9:30am and 2:30 – 4:00pm. There is an H-bar across the access to No 44 Birmingham Lane. The road hosts a low frequency bus route but there are no formal bus stops on this section of the route.

As the site is opposite a primary school we would expect the road to experience additional congestion and parking demand during school drop-off and pick-up times.

The proposals are retrospective as a day nursery has been operating at the premises since 2022.

The site layout drawing shows three off-street parking spaces to the front and this should be suitable for the numbers of staff employed at the site (although additional parking will be required by the homeowner who does not work at the site).

The accompanying information suggests that an average of 8 children are hosted at the premises during a standard day and it is expected that any drop-off and pick-up parking will be done from on-street outside the premises where there are no TRO parking restrictions. This would generate approximately 8 trips on the highway during the peak hours if every child is dropped off by car, it is also noted that some trips may be linked trips as older children are dropped off at the school at the same time.

The accompanying information states that all drop-offs and pick-ups are by prior arrangement and are managed/staggered to ensure no overlaps are created that would cause excess traffic parking demand on the street. We would request that details of how this operates and how the time offsets are determined, and this is included within a booking management plan that should be conditioned.

With this management plan in place, we would not expect this number of trips to have a severe impact on the operation or efficiency of the local highway network.

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

Condition
Within 3 months of the development being given permission, a Drop-Off/Pick-Up Booking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Drop-Off/Pick-Up Booking Management Plan shall include details of:
i. Resident Liaison member of staff and contact details
ii. Methods of booking vehicular drop-offs and pick-ups as to ensure a suitable arrival stagger time to avoid undue accumulation of vehicles attending the site and avoid increased parking demand/congestion on Birmingham Lane and how the booking and stagger times will be enforced.
iii. Management of car parking and information provided to attendees at the site regarding parking for drop-offs and pick-ups and details of alternative modes of transport to the site that are available.
vi. Mechanism for review of the Drop-Off/Pick-Up Booking Management Plan.

The development shall thereafter be operated in accordance with the approved Drop-Off/Pick-Up Booking Management Plan.
Reason: To ensure the site can be made safe and accessible and in the interests of highway safety,

to ensure pedestrian safety and in the interests of residential amenity.