

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Highways Development Management
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Application No.	2025/90372
Proposed Development:	Discharge of details reserved by conditions 6, 7, 8, 9 (drainage), 11 (lighting scheme), 14 (Arboricultural Method Statement), 19 (Construction Method Statement), 21 (estate road), 22 (highway works), 23 (boundary treatments) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)
Location:	Land at, Edgerton Road, Edgerton, Huddersfield, HD3 3AA
OS Map Reference	SE 413320.5439 417704.7325
Applicant/Agent:	Jones Homes (Yorkshire) Ltd
Class:	No Required
Site Area (sq. m):	31165.0

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **19-Mar-2025**.

If you would like to contact the Case Officer: Liz Chippendale for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90372>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **19-Mar-2025** then the application may be decided without the benefit of your views.

Dated: 26-Feb-2025

Mathias Franklin
 Head of Planning and Development

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

2025/90372 Land at, Edgerton Road, Edgerton, Huddersfield, HD3 3AA

Discharge of details reserved by conditions 6, 7, 8, 9 (drainage), 11 (lighting scheme), 14 (Arboricultural Method Statement), 19 (Construction Method Statement), 21 (estate road), 22 (highway works), 23 (boundary treatments) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)

Date Responded: 29-4-2025.

Responding Officer: Mark Berry.

Responding Ref: 5-5NW-3.

This application seeks approval to discharge of details reserved by conditions 6, 7, 8, 9 (drainage), 11 (lighting scheme), 14 (Arboricultural Method Statement), 19 (Construction Method Statement), 21 (estate road), 22 (highway works), 23 (boundary treatments) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)

21. Notwithstanding previously submitted plans, no development shall take place until details of the proposed estate road have been submitted to and approved in writing by the local planning authority. The details shall include full sections with suitable gradients and vertical curves, traffic calming, drainage works, street lighting, lining, surface finishes, together with an independent Road Safety Audit covering all aspects of the works. Development shall be carried out in accordance with the approved details and prior to the occupation of any of the dwellings hereby permitted. Reason: In the interests of highway safety, and to accord with Policy T10 of the Kirklees Unitary Development Plan.

An appeal was allowed for the discharge of condition 21 and the details of the proposed estate road submitted pursuant to condition 21 were approved (2019/91025).

The inspector considered that whilst the details provided were not necessarily immediately suitable for construction purposes, they were sufficient to show that the proposed roads and footways would not be unsafe and would be usable. The information provided was therefore considered sufficient to comply with condition 21.

22. Notwithstanding previously submitted plans, no development shall take place until details of the proposed highway work at the junction between Queens Road and the estate road have been submitted to and approved in writing by the local planning authority. The details shall include full sections, visibility splays of 2.5m by 25m to the north and 2.5 x 21.5m to the south, construction specifications, drainage works, lighting, white lining and surface finishes, together with an independent Road Safety Audit covering all aspects of the works. Development shall be carried out in accordance with the approved details and prior to the occupation of any of the dwellings hereby permitted. Reason: In the interests of highway safety, and to accord with Policy T10 of the Kirklees Unitary Development Plan.

No Road Safety Audit or details of the required visibility splays are provided, and this condition should not therefore be discharged.