

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

2025/90527 Land adj, 67, Elm Tree Close, Norristhorpe, Liversedge, WF15 7BU

**Change of use of land to domestic garden, formation of access and hard surfacing and
erection of 2.0m high fencing, greenhouse and gazebo**

Date Responded:

Responding Officer:

Responding Ref:

This application seeks approval to the change of use of land to domestic garden, formation of access and hard surfacing and erection of 2.0m high fencing, greenhouse and gazebo at Land adjacent to 67, Elm Tree Close, Norristhorpe, Liversedge.

The highways consultation response dated 8th April was as follows:

Whilst Highways Development Management (HDM) have generally no objection to the use of the site for parking there are concerns regarding visibility and pedestrian/vehicle intervisibility.

The 2.0m high fence to the frontage will obstruct visibility for vehicles using the proposed access onto Lodge Lane.

The fence will also obstruct visibility for pedestrians exiting the public footpath adjacent to the boundary (SPE/145/20) and the Elm Tree Close footway where it meets Lodge Lane.

For these reasons H D M would recommend that the fence is reduced in height to no more than 0.9m above the level of the adjacent highway and that suitable visibility and pedestrian/vehicle intervisibility is shown to be provided.

Further information has now been provided via an email dated 28th April from ASC Planning as follows.

“The erected fence is slatted and therefore you can see through it.

This is not an adopted highway and is a single track.

Beyond the site to the east provides access to just 6 properties and it is not subject to significant traffic, which is typically slow moving.

The proposals are for the parking of a car and caravan associated with no. 19 Lodge Lane to the west.

The proposed access has better visibility than the existing driveway at no.19.

Boundaries along Lodge Lane are typically 1.8-2m in height

The access serving the application site, is at the point of a passing place, which allows for generally open views to the west along Lodge Lane. To the east, the existing 2m high wall/fence to the neighbouring property is such that reducing the height of the fence would not actually increase visibility in that direction. Given the slow-moving nature of any traffic along Lodge Lane and accessing/egressing the site, it is not considered that it would result in obstruction to visibility that would cause harm.

Similarly with regards to the footpath referred to the eastern side of the site (SPE/145/20), the existing 2m high wall/fence to the east of the footpath restricts some visibility to the east. As previously mentioned, the erected fence is slatted and does allow some visibility through (more so than the wall in the other direction). Any users of the footpath on egressing to Lodge Lane would already have to stop to look to the east due to wall - and in doing so would also look to the west past the fence - and would be able to have a clear view to, which would be more than the existing to the east. Again, as previously

outlined any traffic would not be significant in volume and would be generally slow moving”.

ASC Planning conclusion is as follows:

“Given the existing character of Lodge Lane (and existing boundaries), small volume of traffic and speeds, in the context of paragraph 116 of the NPPF it is not considered that the proposals would result in an unacceptable impact on highway or pedestrian safety”.

Highways Development Management (HDM) would accept that traffic along Lodge Lane is relatively low and that speeds are low.

HDM would also agree that visibility from the proposed access is like that at the applicant’s property number 19.

The access onto Lodge Lane is therefore considered acceptable.

HDM would however disagree with all the comments regarding visibility from the public footpath adjacent to the boundary (SPE/145/20) and the Elm Tree Close footway where it meets Lodge Lane.

Pedestrians should not have to look through fencing to see on-coming traffic however slow.

HDM would therefore recommend that the fencing is set back 1.0m to allow suitable pedestrian/vehicle inter-visibility from both footways onto Lodge Lane.