

**Consultation Response from KC,
Highways Development Management****2025/90593 Popeley Farm, Muffit Lane, Gomersal, Cleckheaton, BD19 4QS****Prior notification for change of use of agricultural buildings to one dwelling****Date Responded: 08/04/2025****Responding Officer: D. Stainsby****Responding Ref: K9-12NE/4****RECOMMENDATION:**

The proposals are acceptable to Highways subject to details of waste collection being provided, with the location of a waste collection presentation point being clearly marked on a drawing.

The supporting Highways Statement states that a total of five dwellings are proposed for this site as part of three separate type Q change of use applications.

If you include the existing Farmhouse, then the total number of dwellings on the site will increase to a total of six dwellings.

The Kirklees Highway Design Guide states that "New development serving more than five dwellings (or any existing private road which will serve more than five dwellings after completion of new development) should be laid out to an adoptable standard and be able to be offered for adoption.

The council does not normally adopt developments of five dwellings or fewer.

However, notwithstanding the above comments, this application (No. 2024/92809) is for one dwelling and, together with a separately submitted application (No. 2024/92808) for three dwellings and the inclusion of the existing farmhouse, then the total proposed dwellings for this site is five

The proposed conversion of Unit C, which would have taken the total number of dwellings at this location to above the maximum of five, now appears to have been dropped from the overall proposals for the site and therefore the proposal is now acceptable.

VISIBILITY SPLAYS

The existing visibility splays are substandard and will need improving. However, the Applicant has now submitted a drawing showing that the recommended visibility splays can be met at this access. These will need to be conditioned for the lifetime of the development.

EMERGENCY ACCESS

A swept path analysis has now been provided to show that a Kirklees fire service vehicle can both access and turn within the site in the case of an emergency and is acceptable.

INTERNAL LAYOUT:

The site layout and number of parking spaces proposed is acceptable and sufficient turning and manoeuvring space is available to serve the proposed development.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

WASTE STORAGE AND COLLECTION:

The bin stores are over the minimum carry distance for the refuse collectors and as such a bin collection/presentation point should be located adjacent to the public highway.

The bin collection/presentation point must not obstruct the adopted highway or the driveway.

Details of the waste collection for the proposed dwelling should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the access or the adopted highway for road safety reasons.

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk. Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>.