

## 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.	2025/90890
Proposed Development:	Variation of conditions 1 (Plans), 2 (Materials), 6 (Landscape Works), 7 (Landscape Management Plan), and 14 (Ecological Design Strategy) of previous permission 2021/94363 for reserved matters application pursuant to outline permission 2018/90151 for erection of 17 dwellings
Location:	Land at, Yew Tree Road, Birchcliffe, Huddersfield, HD2 2EQ
OS Map Reference	SE 411927.7743 419003.6519
Applicant/Agent:	Zerum
Class:	Small Major Developments
Site Area (sq. m):	5482.0

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](mailto:DC.Admin@kirklees.gov.uk) by **25-Apr-2025**.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

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=2025/90890>

\*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](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **25-Apr-2025** then the application may be decided without the benefit of your views.

Dated: 04-Apr-2025

Mathias Franklin  
Head of Planning and Development

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

**2025/90890 Land at, Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ**

**Variation of conditions 1 (Plans), 2 (Materials), 6 (Landscape Works), 7 (Landscape Management Plan), and 14 (Ecological Design Strategy) of previous permission 2021/94363 for reserved matters application pursuant to outline permission 2018/90151 for erection of 17 dwellings**

**Date Responded: 29-4-2025.**

**Responding Officer: Mark Berry.**

**Responding Ref: 4-1-50.**

This application seeks approval to the variation of conditions 1 (Plans), 2 (Materials), 6 (Landscape Works), 7 (Landscape Management Plan), and 14 (Ecological Design Strategy) of previous permission 2021/94363 for reserved matters application pursuant to outline permission 2018/90151 for erection of 17 dwellings at Land at, Yew Tree Road, Birchencliffe, Huddersfield.

It is proposed to make alterations to the approved scheme and to amend house types to reflect the requirements of the new developer of the site Newett Homes.

The proposals amend the highway layout, house types and the location of some plots.

Highways Development Management comments.

1, Given the layout is amended swept paths should be provided which demonstrate that an 11.85m refuse vehicle can enter and exit the site from Yew Tree Road and turn within the site. All schemes must incorporate reasonable tolerances and safety margins. A good starting point is to allow 0.5m clearance to kerbing or vertical obstructions on each side of the swept path. Designs should therefore, where possible, aim to cater for vehicles larger than the above minimum standards.

2, Bin presentation points are not shown to all plots.

3, Only 2 visitor parking spaces are shown, 4 spaces are needed to meet recommended standards. If on street visitor parking is proposed the swept path vehicle tracking should show the parking will not obstruct the refuse vehicle at all feasible locations