

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

2025/90997 Barley Fields Farm, Oxford Road, Gomersal, Cleckheaton, BD19 4HA

Prior notification for change of use of agricultural buildings to 3 dwellinghouses and associated operational development

Date Responded: 30th May 2025

Responding Officer: C Dows

Responding Ref: K9-12NE/4

Recommendation – No Objection

Submission Documents:

Drawing No. 0001 Rev. P1 – Location Plan

Drawing No. 0009 Rev. P2 – Proposed Access Road

Drawing No. 0003 Rev. P3 – Proposed Site Layout

Covering Letter, Dated March 2025

Assessment:

The proposed change of use replaces the existing agricultural buildings with three dwellings.

The site is accessed from the end of an adopted un-named access road, which serves numbers 204 to 210 Oxford Road. The site access is a private single track access road, extending from the adopted highway for around 475m. The access track is of insufficient width to enable two-way vehicle movements and currently provides no formal passing places of opportunities for opposing vehicles to pass. The access shares the alignment of public footpaths SPE/61/20 and SPE/61/30.

The access currently serves Barley Fields Farm and a bungalow, the proposed three dwellings bringing the total number of dwellings served to five, the level of development generally considered acceptable from a private drive.

The proposal will remove traffic associated with the agricultural use and in terms of vehicular movements it is considered there is unlikely to be any material traffic impact. The potential slight increase in private car movements being offset by the removal of generally larger commercial and agricultural vehicles associated with the current use.

It is considered that there is likely to be an increased probability of opposing vehicles needing to pass on the access track and the proposals include the provision of three formalised passing places positioned roughly equidistant along the track, with intervisibility between passing places.

In terms of waste collection, a bin collection point is provided at the end of the access track close to where it meets the adopted highway. This is an existing facility used by the existing farm and bungalow, it is of sufficient size to accommodate bins associated with the proposed additional dwellings and notwithstanding the extended carry distance is considered acceptable.

It has been demonstrated using vehicle swept paths that emergency vehicles, can access and turn within the site.

Each dwelling provides adequate independently accessible parking together with an EV charge point and bike store.

In conclusion, access, parking and servicing arrangements are considered acceptable. It is considered that traffic associated with the development will have no material impact on the operation or safety of the highway network. Subject to conditions HDM have no objection to the proposal.

If Planning are minded to recommend approval the following conditions should be attached to the Decision Notice.

Conditions:

- Details of passing places as shown indicatively on Drawing No. 0009 Rev. P2
- Details of bike storage
- Details of EV charging