

**Consultation Response from KC,
Highways Development Management****2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS****Demolition of existing vicarage and erection of 10 apartments****Date Responded: 19/11/2025****Responding Officer: D. Stainsby****Responding Ref: K9-9NE/7**

This application is for the demolition of existing vicarage and erection of 10 apartments at St Marys Vicarage, Spen Lane, Gomersal.

RECOMMENDATION

The proposals are acceptable to Highways

Following meetings with the Developer the proposals have been designed and revised to meet the Highway Authority's requirements and to ensure the proposals are acceptable in Highway Safety terms and do not create a highway issue on the adjacent adopted highway.

VEHICULAR ACCESS:

A643 Spen Lane is subject to a 30mph speed limit at this location and sight lines of 2.4m x 43m have been proposed for the vehicle access which meets the requirements The wall is also proposed to be reduced in height to achieve the sightlines.

The Applicant has submitted drawing no. 415.064946.00001-D100 Rev. showing the sightlines.

The highway works required to provide the new/revised access, will need to be constructed under the section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

PARKING PROVISION

11 car parking spaces are proposed. 1 per flat and a visitor space and internal turning to allow vehicles to access and exit the site in forward gear is proposed and is acceptable.

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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:

A bin collection/presentation point has been provided, and the Developer has agreed with the Councils Refuse service that waste will be picked up on street as currently and is acceptable.