

Consultation Response from KC, Highways Development Management
2025/91403 Meltham Grange Farm, Slaithwaite Road, Meltham, Holmfirth, HD9 5PT
Prior notification for change of use of 2 agricultural buildings to 3 dwellings
Date Responded: 06/06/25 Responding Officer: CNB Responding Ref: K1-40/5
This is a prior notification application for the change of use of 2 agricultural buildings to 3 dwellings at an existing farm accessed by Deer Hill End Road, an unadopted and unmade track of approximately 7m width (narrowing to 3.4m close to the site) with no footways or street lighting. Approximately 335m to the east of the site Deer End Hill Road joins the adopted highway network at a junction with B6102 Slaithwaite Road. Deer End Hill Road serves the existing farm, two dwellings at Shooting Box and access to Deer Hill Reservoir and Deer Hill Rifle Range and would be expected to carry very low volumes of vehicular traffic. Deer Hill Road also carries PROW Bridleway MEL/68/30. This should not be interfered with or obstructed during either the construction phase or over the lifetime of the development. This should be included as a footnote. B6102 Slaithwaite Road hosts a medium frequency bus route with stops approximately 370m from the site entrance, with the closest convenience store being approximately 1.9km away and other shops and services being approximately 2.3km away, it is approximately 1.4km to the closest primary school. This means the site is in a low sustainability location and we would expect the development to be car dominated. The proposals are to convert two agricultural buildings into two three-bedroom dwellings and local standards require that two off-street parking spaces are provided per dwelling. Drawing No 18 rev P1 “Layout Plan as Proposed” shows that two parking spaces per dwelling is to be provided and this is acceptable. As the proposed new dwellings would increase the total number of dwellings at the site to 4 (including the existing farm dwelling), standards also require 1 visitor parking space is provided. This is not identified within the submitted drawing, however there is parking available on Deer End Hill Road for visitors and so this is not a concern. Drawing No 18 rev P1 “Layout Plan as Proposed” shows the location of three waste/recycling bin points adjacent to the proposed dwellings, however these may not be suitable as collection points. No details were provided relating to waste collection at the site or existing farm dwelling and so we are unsure if future collections would be made from Deer Hill End Road adjacent to the proposal site or if it would be from B6102 Slaithwaite Road? If it is to be the latter, we would like to see details of a collection presentation point adjacent to the adopted highway and if it is to be the former, we would need to see a swept-path analysis to show that an 11.85m Kirklees refuse vehicle can turn adjacent to the application site. These details should be provided and shown clearly on a drawing. As it is assumed that a refuse collection takes place for the existing farm dwelling and the two dwellings at Shooting Box then these details can be provided by condition. With this we consider that the prior notification application is acceptable on highways grounds with the following conditions and footnotes. Conditions

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).

Prior to the development being brought into use, the approved vehicle parking areas shall 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; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Footnotes

The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a 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.

Public bridleway MEL/68/30 is the access to and adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works. The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston or via the email address publicrightsofway@kirklees.gov.uk