

Consultation Response from KC, Highways Development Management
2025/91404 Holt Farm, 35, Holt Lane, Holmfirth, HD9 3BW
Prior notification for change of use of agricultural building to 2 dwellinghouses and associated building works or operations
Date Responded: 04/06/2025 Responding Officer: D. Stainsby Responding Ref: K3-37/41

RECOMMENDATION:

The proposal is acceptable to Highways DM, subject to an amended red line boundary.

VEHICULAR ACCESS:

The Applicant has stated that the proposed dwellings would be accessed via an existing track from Holt Lane. However, the access appears to terminate within the existing site entrance to Holt Farm before reaching Holt Lane.

The red line boundary needs to be extended to the adopted highway to ensure access can be achieved.

Any gates should be set back a minimum of 5 metres from the adopted highway.

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.

PARKING PROVISION

Four car parking spaces (2 per dwelling) together with internal turning are proposed which 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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 is proposed adjacent to the entrance and is acceptable

In conclusion, subject to receiving an amended plan showing the red line boundary extending to the adopted highway 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.