

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

**2025/92787 Ingfield Business Centre, Cherry Nook Road, Deighton, Huddersfield, HD2 1JD**

**Change of use of existing building from class E(g) to Class C3 residential for 7.no dwellings,  
first floor extension, insertion of new door and window openings and associated alterations.  
Construction of bin store, associated external landscaping, parking and associated alterations.**

**Date Responded: 12-11-2025.**

**Responding Officer: Mark Berry.**

**Responding Ref: 4-11SW-12.**

This application seeks approval to the change of use of existing building from class E(g) to Class C3 residential for 7 no dwellings, first floor extension, insertion of new door and window openings and associated alterations. construction of bin store, associated external landscaping, parking and associated alterations at Ingfield Business Centre, Cherry Nook Road, Deighton, Huddersfield.

The proposal is to convert the existing building to 7 one, two and 3 bedroomed flats.

Access is to be retained onto Cherry Nook Road as existing. 13 off-street parking spaces are shown to the rear of the proposed flats. A bin store is shown close to the site entrance.

A tree is shown on the plans to be removed if deemed to impact building stability or car parking surfacing (TBC highways or structural engineer).

Highways Development Management (HDM) would be concerned if the location of the tree impacted on access to the proposed parking spaces.

Recommended parking standards for flats is one space for a 1- or 2-bedroom flat and 2 spaces for a 3 bedroomed flat plus 1 space per 4 flats for visitor parking. This equates to a requirement for 9 spaces 13 are shown.

Scaling from the plans there is 6.5 m between the tree and parking spaces 2 which should leave space for access. Given the number of spaces and clearance distance to parking spaces HDM have no objection to the tree being retained.

No details of the proposed sight lines from the access onto Cherry Nook Road are provided.

**This application therefore provides insufficient information.**

2.4m x 43m sight lines should be shown from the site access onto Cherry Nook Road with the walls to the site frontage set back as necessary. (Note existing trees and other features within the footway along the sight frontage would not be considered an obstruction to visibility).