Consultation Response from KC,
Highways Development Management

2025/92869 Land at, Wellands Lane, Scholes, Cleckheaton, BD19 6EY

Outline application for erection of residential development (two dwellings)

Date Responded: 07/05/2026
Responding Officer: D. Stainsby
Responding Ref: K7-10NW/5

This application is for the erection of 2 dwellings.

RECOMMENDATION:

As submitted the proposals are not acceptable to Highways.

SITE ACCESS

The access to the site is proposed from Wellands Lane which is a narrow single-track road approximately 3m wide subject to a 30mph speed limit.

The proposal will widen Wellands Lane along the site frontage to approximately 4.5m. However, the width is still substandard, and it would be difficult for vehicles to turn and access the driveways safely.

A width of 6m is normally the minimum required to allow for a vehicle to reverse into or out of a drive.

A revised drawing showing that a width of 6m can be achieved or a tracking diagram showing that vehicles can access the drives safely should be provided.

For a 30mph speed limit sight lines of 2.4m x 43m should normally be achievable and demonstrated on a suitable plan, any shortfall of this requirement should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

It is accepted, however, that due to the nature of Wellands Lane the speeds will be well below 30mph at this location and maintaining sightlines along the site frontage will be acceptable in this instance

A revised drawing showing that sightlines of 2.4m x site frontage above 0.9m in height is clear of any obstruction should be provided to ensure that the minimum visibility can be provided for vehicles leaving the site onto Wellands Lane.

The changes to the access within the adopted highway fronting the property, to provide a dropped kerb, 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.

INTERNAL LAYOUT.

Parking for 3 cars per dwelling have been 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.

No bin store and/or bin collection/presentation is shown on the proposed plans.

A bin collection/presentation point should be located adjacent to the public highway and must not obstruct the highway or the parking spaces.

Details of the waste collection for the proposed dwelling should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the access or the highway for road safety reasons.

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk.
Or at https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx).