

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

2025/92995 Land Adj, Winney Bank Lane, Wooldale, Holmfirth, HD9 1US

Erection of multi functional teaching space building for rural craft workshop; provision of shepherds hut for use as holiday rental; formation of parking area for 6 vehicles; landscaping works consisting of meadow and tree planting and formation of reedbed pond area; erection of greenhouse, bin store, beehives, timber fence enclosure to raised beds and composting area, entrance gates; use of land for education and holiday let

Date Responded: 21/01/2026

Responding Officer: D. Stainsby

Responding Ref: K12-5/26

RECOMMENDATION:

As submitted the proposals do not provide enough information for them to be acceptable to Highways.

SITE ACCESS

The site access is via the unadopted section of Winney Bank Lane which is also public footpath Holmfirth 114.

The red line boundary for the application needs to be extended to the adopted highway to demonstrate that vehicular access can be achieved.

A revised plan showing the amended red line boundary should be submitted.

VISIBILITY SPLAYS

The proposal will access the site via the unadopted section of Winney Bank Lane onto the adopted Winney Bank Lane.

Winney Bank Lane is a narrow rural road and is subject to a 30mph speed limit.

No trip generation details were provided with the application however an increase in trips caused by the proposals will intensify the use of this junction. As a result, sightlines in accordance with the Highway Design Guide should be provided

For a 30mph speed limit sight lines of 2.4m x 43m should 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).

A revised plan showing the required sightlines can be achieved should be submitted

INTERNAL LAYOUT:

Six car parking spaces are proposed; however, no information has been provided to justify if this number of spaces is adequate to meet the demand.

Potentially one space could be used by the holiday let and two spaces by staff. This would leave 3 spaces for 10 customers and may not be enough.

For example. How will the groups/classes attend? Will they be individual or are they from local schools, clubs, etc? If so, will provision be required for a school minibus, together with a larger internal turning area.

The site layout and number of parking spaces should ensure that the parking can be accommodated on the site and not overspill onto the public footpath and further information on the operation of the site is required.

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