Kirklees COUNCIL

Consultation Response from KC, Highways Development Management
2025/93043 14B, Holly Bank Road, Lindley, Huddersfield, HD3 3JE
Prior notification for change of use from commercial/business/service to 4 dwellings
Date Responded: 21/11/2025 Responding Officer: CNB Responding Ref: K2-20SE/25

This is a prior-notification application for a change of use from commercial (childrens nursery) to 4 dwellings in an existing building fronting on to Holly Bank Road, a 30mph two-way single carriageway local access road of approximately 7.7m width with footways on both sides and street lighting present.

There are bus stops on a high frequency route within 100m and there are convenience stores and other services within 300m with the closest school being 150m away.

The proposals are for a change of use to four flats, 2 x 2-bed and 2 x 1-bed.

No trip generation details were provided, however we agree with the applicant's statement that the proposals would generate fewer trips than the extant use as a nursery, although given the proximity of car parking and a school it may be possible that some of the current linked trips will still occur and so the reduction of trips from the local highway network may not drop by as many trips as proposed in the planning statement.

There is a small parking area adjacent to the building and drawing No 1B indicates that 4 resident parking spaces plus 1 visitor parking space can be achieved and this would be suitable for this size and type of development. The spaces on the drawing scale to just below the required minimum parking space dimensions of 2.4m x 4.8m, however there is suitable space to fit the correctly dimensioned spaces as located on the drawing. It is noted that two of the spaces appear to be in a tandem layout, however we consider that both spaces should be able to be accessed independently with careful manoeuvring. There is very limited turning space within the car park (no swept path analysis was submitted with the application indicating that cars can turn) and so reversing to access the spaces will be required. This is far from ideal, however it is acceptable on balance.

There is no indication that the car park is accessed by other users, such as the Lindley Band, however with the residential parking spaces marked as shown in drawing No 1B there would be no space for any additional parking. We would like to see the space marked as for "residential parking only" and this should be conditioned.

A bin storage point is located to the front of the building and, although we defer to our colleagues in the Kirklees Waste Strategy Team in relation to the suitability of the space for the number of bins required for the development, the location of the space would be suitable for a kerb-side waste collection and is acceptable.

With this we consider that, on balance due to the requirement to reverse to park, the application is acceptable on highways grounds with the following condition.

Condition
Notwithstanding the details shown on the approved plan 1B, no part of the residential development shall be occupied until a scheme detailing arrangements and specification for layout of parking, including the prominent placement of "Resident Only Parking" signs, have been submitted to and

approved in writing by the Local Planning Authority. The development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety