

**Consultation Response from KC,
Highways Development Management**
2025/93514 land at, Brownhill Farm, Old Lane, Birkenshaw, BD11 2JL
Demolition of existing barns and erection of 4 detached dwellings
Date Responded: 04/08/2026
Responding Officer: D. Stainsby
Responding Ref: K8-11SE/19

This application seeks approval to the demolition of existing barns and erection of four detached dwellings with refuse vehicle turning space and off-street parking at Brownhill Farm, Old Lane, Birkenshaw.

The application site is located to the Northeast of the Brownhill Farmhouse which is accessed via an unadopted access from Old Lane, Birkenshaw.

The Site Plan shows 4 detached houses sited around a refuse vehicle turning area. Each of the proposed dwellings is shown to have 2 off-street parking spaces with single integral garages.

Planning permission (2019/92722) was granted for a similar proposal in December 2019 which included improvements to the access from Old Lane and the provision of a passing place along the length of the proposed access to the development.

Given the previous approval Highways Development Management have no objection to this proposal providing the access improvements are conditioned like the previous approval.

Suggested conditions:

Prior to the development being brought into use, the approved vehicle parking areas shall 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development. Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan.

Notwithstanding the details shown on the approved plan, the development shall not commence until a scheme detailing the provision of a footway to link between the existing lengths of footway at 128 Old Lane to the south and 136 Old Lane to the north, access improvements including widening, provision of a passing bay and bus stop clearway on Old Lane to the site frontage, construction specification, surfacing, drainage and kerbing, any necessary Transport Regulation Orders and associated highway works together with independent road safety audits covering all aspects of the work has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained throughout the lifetime of the development. Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.