

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

23 JUNE 2022

Planning Application 2021/93286

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Reserved matters application pursuant to outline permission 2020/91215 for erection of 41 dwellings

Land at, Green Acres Close, Emley, Huddersfield, HD8 9RA

Planning conditions

Upon review of the committee report, the agent has requested amendments to the recommended conditions proposed. These changes mainly relate to the trigger points for conditions 3, 4, 5, 6, 7, 9, 10, 11 and 14. Condition 13 has also been removed (works to be carried out in line with the Ecological Design Strategy (EDS)), as this is addressed via condition 25 of the outline permission, which states that “the EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter”.

Officers consider that the amendments would not negatively affect the provision of the required details and that the updated trigger points are acceptable.

For completeness, an updated list of all recommended conditions is set out, in full, below, with any changes underlined.

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion and in the interests of highway safety in accordance with Policies LP1, LP2, LP3, LP4, LP5, LP7, LP9, LP11, LP20 LP21, LP22, LP23, LP24, LP26, LP27, LP28, LP30, LP32, LP33, LP34, LP35, LP38, LP47, LP48, LP49, LP50, LP51, LP52, LP53, LP63, LP65 of the Kirklees Local Plan and the aims of the Housebuilders Design Guide SPD and National Planning Policy Framework.

2. The crime prevention measures hereby approved, shall be carried out in complete accordance with dwg no. P21:5463:21 Rev A. The measures shall thereafter be retained.

Reason: In the interests of preventing crime and anti-social behaviour and to accord with policy LP24 of the Kirklees Local Plan.

3. Before the occupation of any of the dwellings hereby approved, details of external lighting shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved works.
Reason: In the interests of amenity and to prevent crime and anti-social behaviour and to accord with policy LP24 of the Kirklees Local Plan.
4. Prior to works commencing on the superstructure, the detailed design of the ball-stop netting and associated support columns shall be submitted to and approved by the Local Planning Authority following consultation with Sport England. The agreed ball-stop netting design shall be installed prior to the occupation of any dwelling within the site that the Labosport report deemed at risk of ball strike, to the satisfaction of the Local Planning Authority.
Reason: In the interests of minimising the risk of injury and damage to property arising from adjacent uses and to accord with policy LP50 of the Kirklees Local Plan.
5. Prior to works commencing on the superstructure, a management and maintenance plan in respect of the approved ball stop netting, will shall include provision for routine inspection and maintenance, and long-term repair and replacement of columns, netting and such other associated apparatus, shall be submitted to and approved by the local planning authority following consultation with Sport England. The approved plan shall come into force upon the satisfactory installation of the approved ball-stop netting.
Reason: In the interests of minimising the risk of injury and damage to property arising from adjacent uses and to accord with policy LP50 of the Kirklees Local Plan.
6. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, masterplan design, an assessment of Sustainable drainage including attenuation, water quality and amenity potential, outfalls, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and retained thereafter.
Reason: To ensure the effective disposal of surface water from the development (including its internal roads) so as to avoid an increase in flood risk and so as to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details of drainage are agreed at an appropriate stage of the development process.

7. Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:
- phasing of the development and phasing of temporary drainage provision.
 - include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.
 - the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha for temporary drainage, unless otherwise agreed with the LLFA. The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority

Reason: To ensure the effective disposal of surface water from the development (including its internal roads) so as to avoid an increase in flood risk and so as to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details of drainage are agreed at an appropriate stage of the development process.

8. The development shall be completed in accordance with the advice and directions (recommendations) contained in the Arboricultural Method Statement, reference, Wharnccliffe Trees and Woodland Consultancy. These shall be implemented and maintained throughout the construction phase and retained thereafter.

Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policies LP 24 and LP 33 of the Local Plan.9.

9. Prior to works commencing on the superstructure, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These works shall include:

- (a) Means of enclosure around the site, including ball stop fencing, proposed hedgerows;
- (b) Landscape works at the access point with the Millennium Green;
- (c) Materials to be used for all hard surfaced areas including vehicle and other circulation areas;
- (d) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation, management and maintenance programme.

The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the local planning authority

Reason: To enhance and conserve the visual amenity of the historic built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32 and LP33 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework.

10. Prior to works commencing on the superstructure, a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the existing/ proposed adoptable highways shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Reason: In the interest of the protection of the structural stability of the adjacent public highway in the interests of highway safety and to accord with LP21 of the Kirklees Local Plan.

11. Prior to works commencing on the superstructure, a scheme detailing the location and cross sectional information together with the proposed design and construction details for all new surface water attenuation pipes/manhole located within the proposed highway footprint shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development

Reason: In the interest of the protection of the structural stability of the adjacent public highway in the interests of highway safety and to accord with LP21 of the Kirklees Local Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created in the northern facing side elevation of the plot 8 hereby approved.

Reason: So as not to detract from the amenity of the neighbouring properties by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

13. Notwithstanding the information submitted within the Ecological Design Strategic, works for the superstructure shall not commence, until a plan detailing the position and location of the three bat boxes, 48 swift bricks and hedgehog friendly fence panels has been submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details

Reason: To secure mitigation and compensation for the ecological effects resulting from loss of habitat and to secure a net biodiversity gain in line with Policy LP30 of the Kirklees Local Plan and chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to ensure adequate enhancement and a biodiversity net gain (based on biodiversity metric calculations which require data relating to the site's pre-development condition) are agreed at an appropriate stage of the development process.

Planning Application 2021/90731

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Erection of detached dwelling with parking and associated works

adj, 7, Valley Road, Millbridge, Liversedge, WF15 6JY

Conditions

The conditions have been agreed with the applicant's agent. A summary of the conditions is provided below. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development).

1. Time scale for implementing permission
2. Development to be carried out in accordance with approved details
3. Samples of external walling and roofing materials to be submitted (natural stone, artificial slate and stone coloured render)
4. No outbuilding or extensions to be erected within the redline boundary
5. Details of boundary treatment to be submitted
6. No additional openings at ground floor in the northern side elevation
7. Area indicated for parking to be surfaced and drained
8. Reporting of unexpected land contamination
9. Details of provision for electric vehicle charging points
10. Installation of a bird nesting feature
11. Installation of a bat roosting feature
12. Restriction of removal of vegetation
13. Provision of footway along Thomas Street

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