

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE DISTRICT-WIDE

13 March 2025

Planning Application 2022/93731

Item 10 – Page 7

Partial demolition and alterations to convert public house to 4 residential units

Woolpack Inn, Whitley Road, Whitley, Dewsbury, WF12 0LZ

There is an error in paragraph 10.26 of the committee report. Paragraph 10.26 should read:

“Having taken the above into account, the proposed development is considered to be in keeping with the local character of the area and would therefore not cause significant harm to visual amenity, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout, Principle 2 of the Housebuilders Design Guide SPD and the aims of chapter 12 of the National Planning Policy Framework.”

For clarity, officers do not have concerns regarding the impact on visual amenity.

Planning Application 2024/92936

Item 11 – Page 27

Erection of detached dwelling (within a Conservation Area)

land adjacent to the Silent Woman Pub, Nabbs Lane, Slaithwaite, Huddersfield.

The applicants' agent has submitted a presentation, received 11th March, which they wish to refer to at the meeting on Tuesday. A copy of which is provided to members.



3594

LAND OFF NABBS LANE, SLAITHWAITE



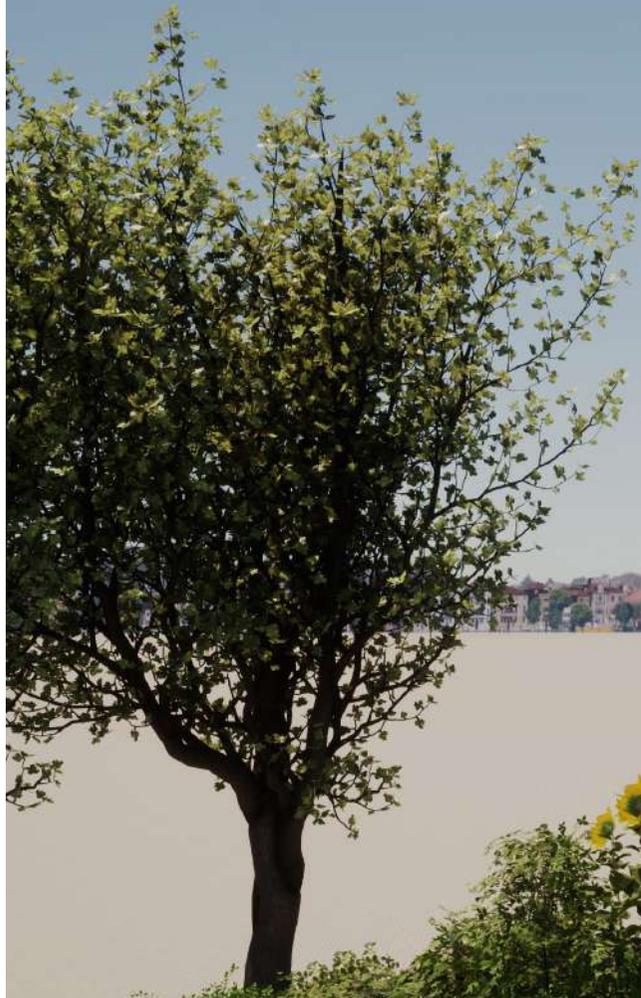


EXISTING SITE









STAITHWAITE VERNACULAR | PRECEDENTS



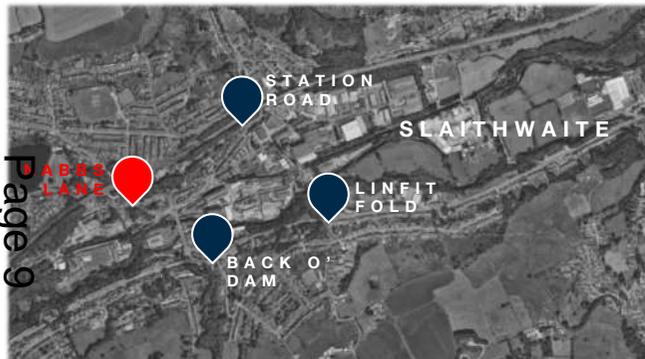
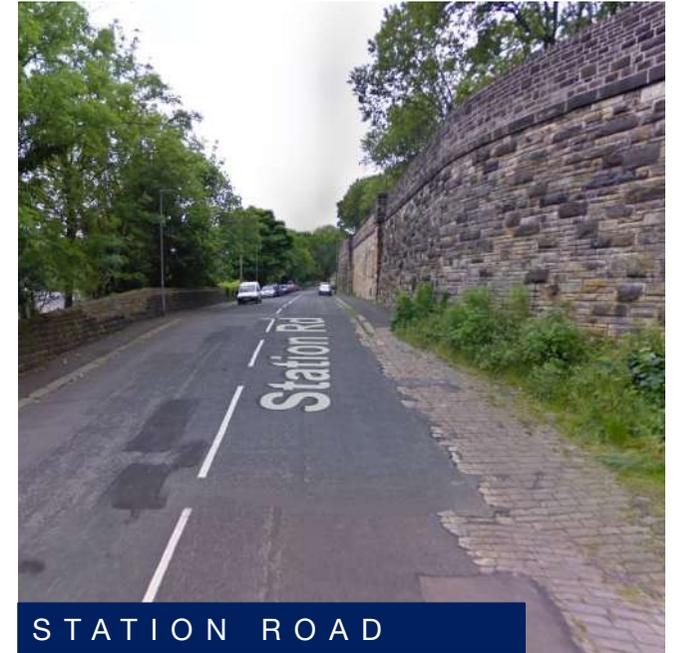
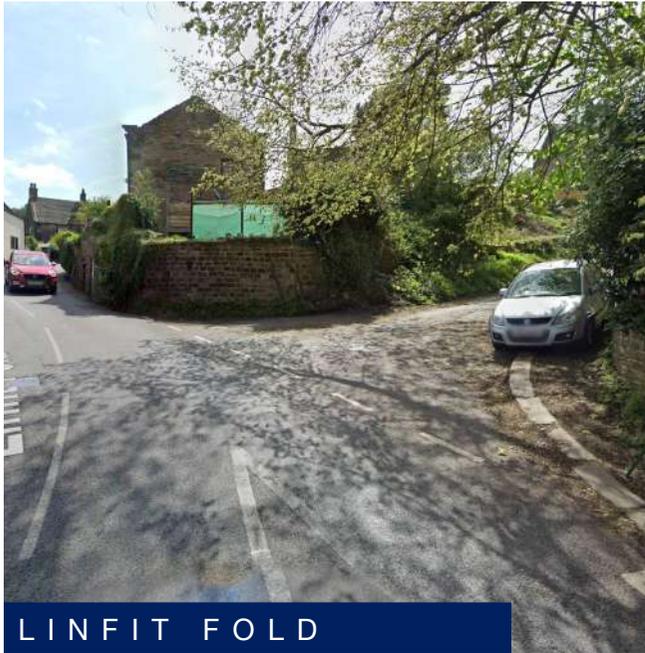
BANK GATE



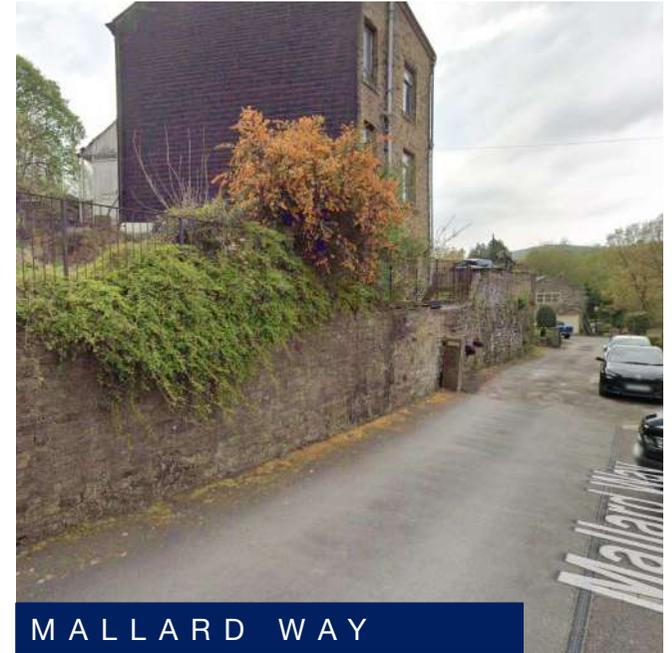
The curved dry stone- style wall is reminiscent of other local buildings, as illustrated in the images above. The revised plan, featuring a wall height of 3,600mm, is much more in-keeping with the surrounding buildings. This change directly addresses the concerns raised in the Officer's Report, which noted:

' The single storey flat roofed element ...has a significant impact in relation to the setting of the site within the Conservation Area, and also the visual amenity of the proposed dwelling and wider locality.'

STAITHWAITE VERNACULAR | PRECEDENTS

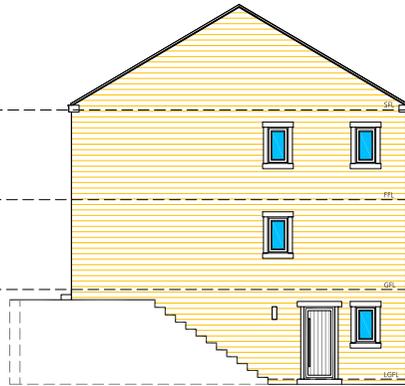


STAITHWAITE VERNACULAR | PRECEDENTS





Proposed South Elevation
Scale 1:100



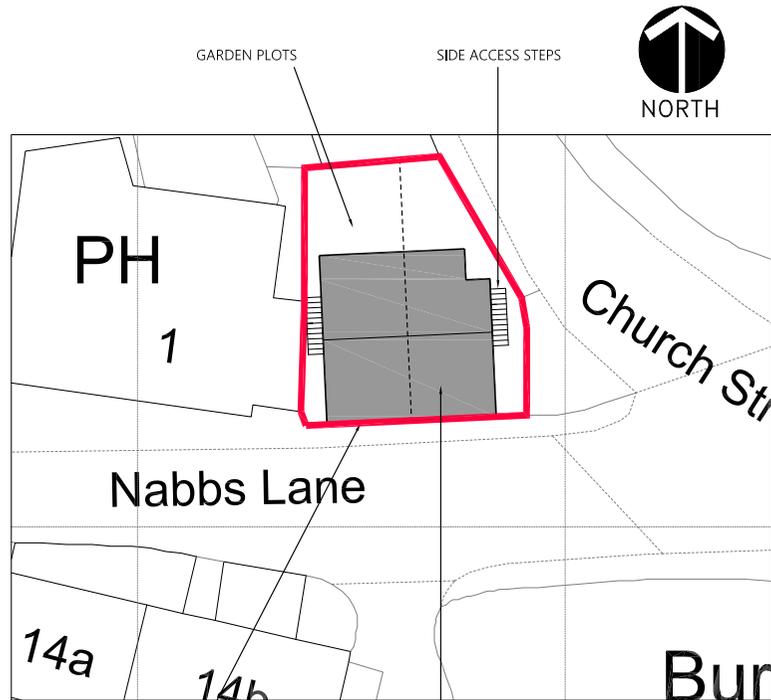
Proposed West Elevation
Scale 1:100



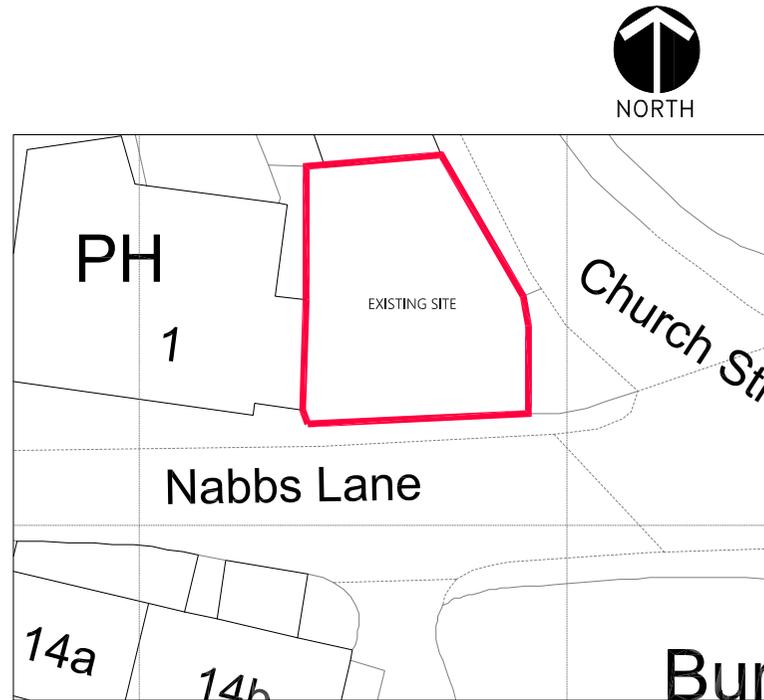
Proposed North Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100



Proposed Site Plan 1:200



Existing Site Plan 1:200

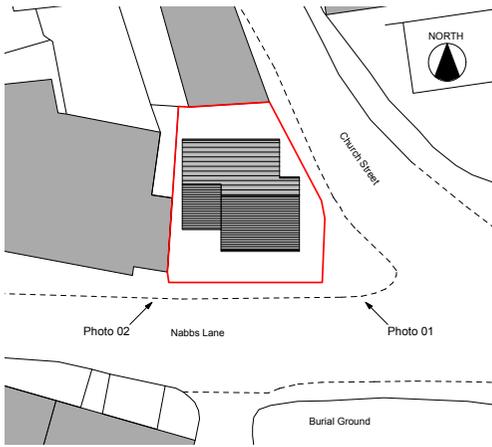
LOCATION OF PROPOSED BUILDING
PLOT EDGED IN RED

INTEGRAL GARAGING

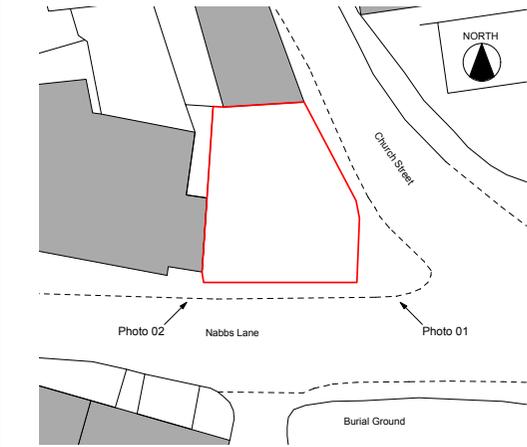
Application
2022/90854 – Outline
application for
erection of
residential
development (within
a conservation area

Conditional outline
approval granted
30th August 2022

NOTES:
Any text or omissions in this plan shall be taken as being in accordance with the Code L6 and shall not be taken as a condition for any purpose whatsoever.



Roof/Block Plan As Proposed
Scale 1:200
0m 5m 10m



Roof/Block Plan As Existing
Scale 1:200 - Redline Area: 187sqm
0m 5m 10m

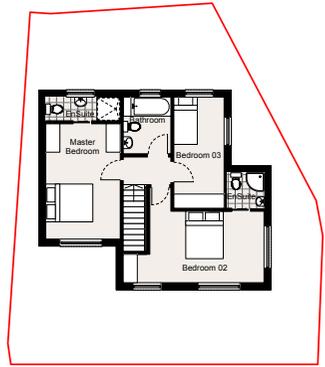


Photo 01

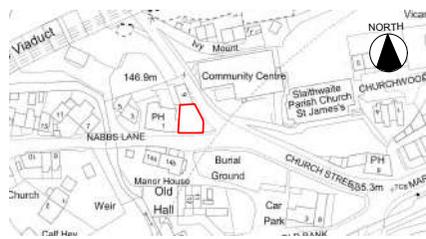


Photo 02

AS EXISTING



First Floor Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



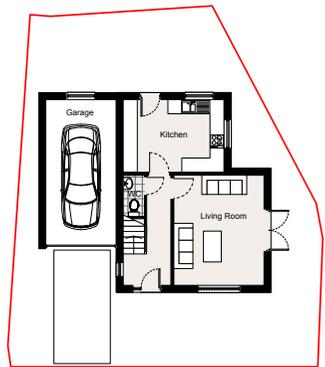
Site Location Plan
Scale 1:1250
0m 5m

MATERIALS:

- Roof: Blue Grey Concrete roof tiles.
- Walls: Reconstituted Coursed Stone.
- Windows/ Glazed Doors: Grey High performance Upvc.
- RWPs: Round Upvc.
- External Doors: High Performance Composite Doors.

Application 2018/93280 –
Outline application for erection
of residential development (one
dwelling) (within a conservation
area)

Conditional outline approval
granted
29th November 2018



Ground Floor Plan As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



Front/ South Elevation As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



Side/ West Elevation As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



Rear/ North Elevation As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m



Side/ East Elevation As Proposed
Scale 1:100
0m 1m 2m 3m 4m 5m

Indicative Plans and Elevations

AS PROPOSED

Code L6
Architecture Ltd
31 Hellifax Road Broughouse
West Yorkshire H56 2AA
T: 01484 714 870
E: code.l6@btinternet.com
W: www.CODEL6.com

Project:
Nabbs Lane,
Slaithwaite,
HD7 5AU

Client:
Mr C. Pogson

Drawing:
Plans As Existing
and As Proposed

Date:
16/03/18

Issue:
Various

Sheet:
A1

Drawing Number:
17-154-01B



ONE17
DESIGN