
Report of the Head of Planning and Development

STRATEGIC PLANNING COMMITTEE

Date: 15-Jul-2020

Subject: Planning Application 2019/94096 Erection of extension to former mill building Devour at Woodlands Mill, Luke Lane, Thongsbridge, Holmfirth, HD9 7TB

APPLICANT

Robinson, D & LS
Developments Ltd

DATE VALID

17-Jan-2020

TARGET DATE

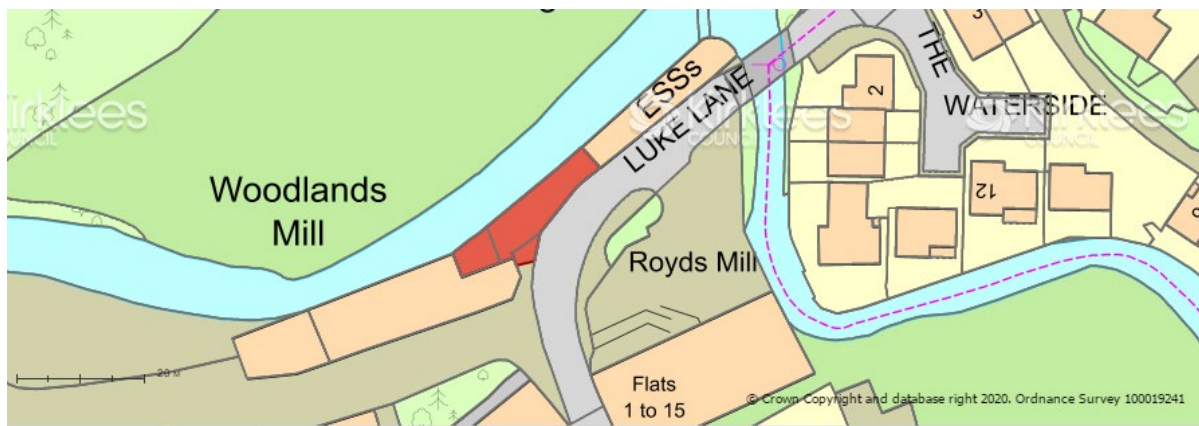
13-Mar-2020

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Holme Valley South

Ward Councillors consulted: Yes

Public or private: Public

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

- 1.1 The application is brought to committee at the request of Cllr Nigel Patrick who has also request that 2 other live applications 2019/94094 for greenhouse pergola and storage containers and 2020/90302 for a variation of condition are also referred to committee at the same time. The reason for the request is set out below:

“Over intensification of the site, building in the green belt, impact on the flood zone, noise and light nuisance to neighbouring properties, and highways safety issues in relation to inadequate on site parking and insufficient provision for delivery vehicles”.

- 1.2 The Chair of committee has confirmed that for the above reasons for making the request are valid having regard to the Councillors’ Protocol for Planning Committees.

2.0 SITE AND SURROUNDINGS:

- 2.2 The application site forms a parcel of land to the south of the River Holme which is part of a wider site with two buildings, the northern building being used as restaurant, with the southern building mostly empty. A car park to serve the overall site is located to the west. The site is accessed via existing driveway which sits on a bend in Luke Lane. Public footpath HOL/50/50 runs through part of the wider site, and passes between the southern building, joining Luke Lane close to the site’s vehicular entrance. Several trees surround the site, and many are protected by Tree Preservation Orders.
- 2.3 To the east of the application site is Royd Mill, which rises to four storeys (not including its lower ground level car park) and has been converted to residential use. To the south is a public recreation ground, and residential properties beyond. Dense woodland covers much of the land to the north and west of the application site. To the northeast, on the other side of the river, is the Holme Valley Camping and Caravan Park.
- 2.4 The site is within the Green Belt. The nearest listed building is the arched stone bridge to the east of the application site, which carries Luke Lane over New Mill Dike.
- 2.5 Specifically, the site forms a piece of land to the north east of the restaurant which located between Luke Lane and the River Holme. It is used to store some ancillary equipment associated with the main restaurant but is largely undeveloped but bound by a high wall adjacent Luke Lane.

3.0 PROPOSAL:

- 3.1 The application seeks planning permission for the erection of an extension to the eastern end of the existing restaurant.
- 3.2 The applicant proposes infill development between the northern building and the electricity substation, effectively extending the northern building north-eastwards. The extension would be single-storey, and would provide 149sqm of additional accommodation, that includes a garden room for cooking classes, workshop space and private dining and ancillary space including prep room and staff toilets and lockers. Walls would be of natural stone, and a slate roof for part of the extension and glazed roof overlooking the river.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

Planning Application History

- 2020/90302 - Variation of conditions 2 (plans) and 15 (opening hours) on previous permission 2018/90876 for the variation of conditions 2 (plans) and 15 (opening hours) on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstration/tasting areas and management offices/suite. Outdoor seating areas, service yard, parking and associated landscaping works – **Decision Pending.**
- 2019/94094 - Erection of greenhouse pergola and storage containers– **Decision Pending**
- 2019/94030 - Discharge of conditions 11 (Ecological Design Strategy), 13 (LEMP), 14 (Lighting Design Strategy), 16 (Ventilation Systems), 17 (External Plant) & 25 (Validation Report) on previous permission 2018/90876 for variation conditions 2 (plans) and 15 (opening times) on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstrations/tasting areas and management office/suite. Outdoor seating areas, service yard, parking and associated landscaping works – **Spilt Decision part Approved Part Refused**
- 2019/93141 - Variation condition 15 (opening hours) on previous permission 2018/90876 for variation conditions 2 (plans) and 15 (opening times) on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstrations/tasting areas and management office/suite. Outdoor seating areas, service yard, parking and associated landscaping works – **Decision Pending.**

- 2018/92629 - Discharge of conditions 3-9, 11-13,19, 22 and 23 on previous application 2018/90876 for variation conditions 2 (plans) and 15 (opening times) on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstrations/tasting areas and management office/suite. Outdoor seating areas, service yard, parking and associated landscaping works – **Withdrawn**
- 2018/90877 - Erection of extension to former mill building – **Approved**
- 2018/90876 - Variation conditions 2 (plans) and 15 (opening times) on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstrations/tasting areas and management office/suite. Outdoor seating areas, service yard, parking and associated landscaping works - **Approved**
- 2018/90205 - Discharge conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, 19, 22 & 23 on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstration/tasting areas and management offices/suite. Outdoor seating areas, service yard, parking and associated landscaping works – **Split Decision part Approved Part Refused**
- 2017/91888 - Change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstration/tasting areas and management offices/suite. Outdoor seating areas, service yard, parking and associated landscaping works – **Approved**

Planning Enforcement History

- COMP/19/0202 – Alleged breaches of planning control – ongoing investigation

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

5.1 The agent was approached through the course of the application for additional information in respect to flood risk and lighting. Further information was submitted and has been considered as part of the application.

6.0 PLANNING POLICY:

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (2019):

6.2 The site is within the Green Belt on the Local Plan

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP10 – Supporting the rural economy
- LP13 – Town centre uses
- LP16 – Food and drink uses and the evening economy
- LP21 – Highway safety and access
- LP22 – Parking
- LP24 – Design
- LP27 – Flood risk
- LP30 – Biodiversity and geodiversity
- LP33 – Trees
- LP52 – Protection and improvement of environmental quality
- LP57 – The extension, alteration or replacement of existing buildings (in the green belt)

6.3 National Planning Guidance:

- **Chapter 6** – Building a strong competitive economy
- **Chapter 12** - Achieving well designed places
- **Chapter 13** – Protecting Green Belt land
- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change
- **Chapter 15** – Conserving and enhancing the natural environment

6.4 Other guidance

- Highways Design Guide SPD

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application was advertised by site notice and neighbour notification letter, with an additional letter sent to residents of Royds Mill to clarify the hours of use of the property. The final closing date for publicity is 10 July 2020. In total 1 representation has been received in objection to the proposal and 8 in support.

7.2 A summary of the points raised in objection to the proposal are:

- The extension is a substantial addition to an existing building in the Green Belt which is not permitted.
- The previously approved extension on the site was only for ancillary accommodation, the proposal increases the size of the restaurant.
- The development would infill between two buildings in the Green Belt creating a continuous building.
- The building can not be erected without significant disruption to surrounding properties and to Luke Lane and there is no provision for contractor parking.
- The development would remove part of the footpath on the corner of a busy road.

- The development would add to light pollution along the river which was specially excluded when previous applications were granted. Light pollution at the site is already a problem with other parts of the site.
- The application is misleading as the area of the extension should have been developed as a herb garden and should not be considered as a waste area.
- The site of the extension is currently used to house waste bins and staff smoking, these uses would inevitably be displaced onto the pavement outside of the building.
- The food preparation area would be closest to residential properties with the potential for additional noise and smell and no additional extract system has been shown to serve this part of the site, any additional system would most likely be obtrusive.
- The development does not provide adequate means of escape in the event of a fire.
- Deliveries to the site frequently occur on street with deliver vehicles no entering the site which in turns leads to highway safety issues.
- The proposal would allow for the formation of a second restaurant which previous permissions resisted. There is potential for the entrance on Luke Lane to become the main entrance to the restaurant.

7.3 A summary of the points made in support of the proposal are:

- Whilst concerns existed in relation to the restaurant before the site was developed these have not been founded now that it has been operational for 18 months.
- During the building phase construction disruption was kept to a minimum.
- The site has been operational for 18 months and it can be confirmed that noise levels from customers coming and going to the site is no greater for residents of Royds Mill than it was before the construction project. Furthermore there have not been any instances when fumes have been a problem nor can music be heard.
- Luke Lane is a busy road and there has been no noticeable increase in traffic or road noise.
- The development does not create any issues in relation to anti-social behaviour.
- The development has enhanced the area of Luke Lane and the building is in keeping with the surrounding area.
- The business employees local staff and has transformed a derelict mill and out buildings and provided other benefits like its riverside walk and garden.
- The restaurant has provided local residents with a place to eat, drink and socialise.
- The additions and alterations to the site will enhance the offer provided which is fully supported.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

- **Environment Agency** – after the submission of further information no objection.
- **KC Highways Development Management** – No objection

8.2 Non-statutory:

- **KC Ecology (informal)** - No objection

9.0 MAIN ISSUES

- Green Belt and Design
- Flood Risk
- Residential Amenity
- Ecology
- Highway Safety
- Other Matters
- Representations

10.0 APPRAISAL

10.1 The application site is located within the Green Belt, partly within Flood Zones 2 and 3, and is adjacent to a wildlife corridor. The site is currently used to store some ancillary equipment associated with the main restaurant but is largely undeveloped but bound by a high wall adjacent Luke Lane. The principle of the proposed addition therefore needs to be assessed against these key considerations. Other important matters for assessment are the impact of the proposal on highway safety, amenity, design, ecology and all other material planning considerations, including representations received on the application.

10.2 It is noted that an extension of the same overall scale was approved via application 2018/90877 and the current proposal seeks a different appearance and internal layout.

Green Belt and Design

10.3 The site is located within the Green Belt, Chapter 13 of the NPPF is relevant which sets out that *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*

10.4 The erection of new buildings within the Green Belt represents inappropriate development within the Green Belt unless it falls under one of the categories set out in paragraphs 145 and 146 of the NPPF. The proposed development is considered to form an extension to an existing building, such proposal can form appropriate types of development under paragraph 145 of the NPPF.

10.5 Paragraph 145 of the NPPF sets out that the extension or alteration of a building can form an exception to inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. Policy LP57 of the Local Plan is also relevant which sets out that the original building should remain the dominant element and other previously approved extensions should also be taken into account. Policy LP57 also sets out that the design should be appropriate and the development should not have a greater impact on openness in terms of the treatment of outdoor areas.

10.6 In terms of the scale, the agent has provided detailed information to set out the scale of the original buildings which stood on the site before construction work commenced and the scale of the additions previously approved and the scale of additions now proposed. The submitted information sets out, that in terms of cubic volume that previously approved additions combined with

those proposed by this application and application 2019/94094 would represent a 40% increase in the scale of the original building on the site. Such a scale of addition whilst not small is, on balance, considered to be acceptable in Green Belt terms.

- 10.7 Furthermore, the design and location of the extensions has been previously approved and they are considered to be appropriate to the host building. These factors combined with the scale help to ensure that the proposed development is not considered to represent a disproportionate addition to the original building.
- 10.8 Turning specifically to design, Policy LP24 of the Local Plan is also relevant which sets out that new developments should seek to secure good design by ensuring that they respect and enhance the character of the townscape and protect amenity. This is further supported by Chapter 12 of the NPPF. The design of the structures, which are of matching materials help to ensure that they are subservient in both in their appearance and also their operation. The large section of glazing adjacent to the river would utilise views along the river corridor and is considered to be of an acceptable appearance. From Luke Lane the extension would have a relatively simple appearance and would be viewed as subservient extension to the main building. These factors combined with the scale help to ensure that the proposed development is not considered to represent a disproportionate addition to the original building.
- 10.9 In conclusion the impact of extension on the Green Belt and the design of the proposed extension is considered to be acceptable and would accord with the requirements of Chapters 12 and 13 of the NPPF and Policies LP24 and LP57 of the Local Plan.

Flood Risk

- 10.10 The application site is located within Flood Zones 2 and 3, is position adjacent to the top of the riverbank of the River Holme. A site specific flood risk assessment has been submitted which has been assessed by the Environment Agency (EA) and in relation to Policy LP27 of the Local Plan policies in Chapter 14 of the NPPF.
- 10.13 In terms of flood risk the proposed extension is associated with the main restaurant use and its position to the east the main building is considered appropriate. It is considered that there is no other sequentially preferable part of the site to house the extension given that the majority is occupied by either built form, the associated car park or is in a the same or higher flood risk area. The EA have confirmed that they have no objection to the scheme subject to a condition in relation to finished floor levels and an advisory note setting out the potential need for an environmental permit, which is a separate matter dealt with by the EA.
- 10.14 Subject to the condition set out above the proposal is considered to be acceptable in terms of flood risk and would accord with Policy LP27 and the requirements of Chapter 14 of the NPPF.

Residential Amenity

- 10.15 The impact of the development on residential amenity needs to be considered against Policy LP24 of the Local Plan which advises that proposal should ensure that a high standard of amenity is achieved for future and neighbouring occupiers. Policy LP52 is also relevant which seeks to protect the local environment from issues such as noise pollution. This is also supported by Chapters 12 and 15 of the NPPF. The applicant has submitted a noise impact assessment to support the application which has been assessed.
- 10.16 The closest residential properties to the proposed development are the residential apartments at Royds Mill 21 metres to the south. The development therefore achieves good separation to these properties and single storey nature of the extension ensures would not cause any adverse overlooking, overbearing or overshadowing impact.
- 10.17 The main impact would be from the potential operation of the extension. The extension would provide a small function space and ancillary accommodation associated with the restaurant. No windows are located in the southern elevation which would ensure that any noise arising from the operation of the extension would be contained within the building. A new entrance door would be located in the southern elevation which would provide access for staff and its use would be relatively low. To ensure that the use of this space accords with the hours of operation of the wider site these will be conditioned. It is noted that the site includes an area for the preparation of food, which may at some point require additional extract or cooling equipment. If any are required details would need to be submitted for approval, therefore a condition to secure this is attached to the decision notice.
- 10.18 Subject to the conditions set out above the proposal is considered to have an acceptable impact on residential amenity and would accord with the requirements of Policy LP24 and LP52 of the Local Plan and Policies in Chapter 15 of the NPPF.

Ecology

- 10.19 The application site is adjacent River Holme which is known to be used by bats for foraging and commuting, is within the Wildlife habitat network and is adjacent to a number of protected trees. The land where the extension is sited is of low ecological value with it currently being hard surfaced and in a poor state of repair. The main consideration therefore is from the impact of the proposal on surrounding ecology.
- 10.20 The application proposes a large section of glazing adjacent to the river and the applicant has submitted a lighting assessment to details the potential light levels that may be emitted from this part of the building. The information has also been reviewed on an inform basis by the Councils Ecologist.
- 10.21 The lighting assessment details that low- level lighting would be used in the glazed part of the building with minimum spill onto the river and would be similar/the same as that used in the main restaurant. A lighting plan sets out that there is minimal light spillage from the main restaurant and this information combined with the extensions position adjacent to Luke Lane

which is itself illuminated by two street lights adjacent the extension would ensure that any light spill from the extension is not considered to be harmful to local ecology. Other windows adjacent to the River are small in scale and are not considered to cause any adverse impact on local ecology from light spill. The Council's Ecologists has confirmed that there is no objection to such arrangements.

Highway issues

- 10.22 Turning to highway safety Policies LP21 and LP22 of the Local Plan are relevant which seeks to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. The application has also been assessed by the Highways DM Officer who raises no objection.
- 10.23 Whilst the proposal would provide additional seating capacity for the existing restaurant the site is served by a large car park that provides sufficient capacity. The site is also served by internal turning which allows taxis or other vehicles to enter the site to drop off, turn and leave in a forward gear. It is noted that the site is located adjacent to Luke Lane with limited available space for construction vehicles, therefore it is considered appropriate to condition the submission of a construction management plan. Subject to condition the proposal is therefore considered to provide sufficient parking and would not be detrimental to highway safety.

Other Matters

- 10.24 *Economy* - Further to the above it is also noted that the development would support an existing new business that employs 28 full time and 11 part time staff from the local area and has gained local, regional and national awards. The applicant has set out that the existing premises does not provide any separate space for small scale functions or cookery lessons which would help the business diversify. Furthermore some additional ancillary functions are currently located in temporary containers to the west of the site and subject to application 2019/94094 and this extension would provide the necessary space to house these within the building. The proposed development would therefore help to support the existing business and diversify its offer for its customers and the local area. Policy LP10 is relevant which seeks to support the rural economy including tourism related developments and small and medium sized enterprises. In light of this policy support, weight is attached helping to support this existing business.
- 10.25 *Climate Change* –On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

10.26 In this instance the proposed development would be constructed from natural stone which can be sourced locally and includes a large amount of glazing on the northern side which would introduce large amounts of natural light reducing the need for artificial lighting.

Representations

10.27 In total 1 representations has been received in objection and 8 in support.

10.28 A summary of the points raised in objection to the proposal are, with a response to the points raised are set out below:

- The extension is a substantial addition to an existing building in the Green Belt which is not permitted.
- The previously approved extension on the site was only for ancillary accommodation, the proposal increases the size of the restaurant.
- The development would infill between two buildings in the Green Belt creating a continuous building.

Response: The impact of the development on the Green Belt has been assessed in detailed in the main report above, the extension is considered to be of an acceptable scale and design in the Green Belt. It is noted that such an addition has also been previously approved under application 2018/90877. The increase in size of the restaurant is not considered to cause any detrimental impact on amenity, highway safety or any other material consideration.

- The building can not be erected without significant disruption to surrounding properties and to Luke Lane and there is no provision for contractor parking.

Response: It is noted that the site is directly adjacent to Luke Lane, therefore a construction management plan will be secured to ensure that acceptable construction arrangements are in place.

- The development would remove part of the footpath on the corner of a busy road.

Response: The small section of footway to be lost does not form part of the adopted highway and is within the control of the applicant. Nonetheless the section of footway is retained which would allow for Luke Lane to be crossed.

- The development would add to light pollution along the river which was specially excluded when previous applications were granted. Light pollution at the site is already a problem with other parts of the site.

Response: As set out above the lighting from the proposed development is not considered to cause a detrimental impact on local amenity or local wildlife.

- The application is misleading as the area of the extension should have been developed as a herb garden and should not be considered as a waste area.
- The site of the extension is currently used to house waste bins and staff smoking, these uses would inevitably be displaced onto the pavement outside of the building.

Response: it is noted that a herb garden was detailed on the floor plans to application 2018/90876 however the majority of the site was left undeveloped. However, this circumstance does not alter the assessment of the application as set out above. With regard to the storage of the bins, a bin store is located at the western end of the site where waste would be stored, it is also noted that the building provides additional back of house space which would allow for additional internal storage space.

- The food preparation area would be closest to residential properties with the potential for additional noise and smell and no additional extract system has been shown to serve this part of the site, any additional system would most likely be obtrusive.

Response: The submitted plans set out that the area would be for the preparation of food and not for cooking. It is considered unlikely that additional plant would be required, however to ensure that details of any additional plant are submitted if required a condition is attached to the decision notice.

- The development does not provide adequate means of escape in the event of a fire.

Response: This is not a material planning consideration.

- Deliveries to the site frequently occur on street with deliver vehicles no entering the site which in turns leads to highway safety issues.

Response: Deliveries should occur within the site as there is space and internal turning for this to occur. A condition also restricts delivery times.

- The proposal would allow for the formation of a second restaurant which previous permissions resisted. There is potential for the entrance on Luke Lane to become the main entrance to the restaurant.

Response: The application seeks the formation of additional space which is associated with the restaurant. It is not considered that this would represent an additional restaurant, a condition will ensure that is used in association with the main restaurant. Notwithstanding the additional space is not considered to be detrimental to highway or residential amenity as set out above. The entrance on Luke Lane is small and would be used by staff.

10.29 A summary of the points made in support of the proposal are, with a response to the points raised are set out below:

- Whilst concerns existed in relation to the restaurant before the site was developed these have not been founded now that it has been operational for 18 months.
- During the building phase construction disruption was kept to a minimum.
- The site has been operational for 18 months and it can be confirmed that noise levels from customers comings and going to the site is no greater for residents of Royds Mill than it was before the construction project. Furthermore there have not been any instances when fumes have been a problem nor can music be heard.
- Luke Lane is a busy road and there has been no noticeable increase in traffic or road noise.
- The development does not create any issues in relation to anti-social behaviour.
- The development has enhanced the area of Luke Lane and the building is in keeping with the surrounding area.
- The business employees local staff and has transformed a derelict mill and out buildings and provided other benefits like its riverside walk and garden.
- The restaurant has provided local residents with a place to eat, drink and socialise.
- The additions and alterations to the site will enhance the offer provided which is fully supported.

Response: The above points are noted.

11.0 CONCLUSION

11.11 In conclusion the proposed extensions are considered to have an acceptable impact on the Green Belt, residential amenity, flood risk ecology and highway safety.

11.12 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

11.13 The proposed development has been assessed against relevant policies in the development plan and other material considerations. It is considered that the proposed development would constitute sustainable development (with reference to paragraph 14 of the NPPF) and is therefore recommended for approval.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)

1. Development within 3 years.
2. In accordance with the plans.
3. Construction materials.
4. House of use for customers and patrons
 - 0900 to 2330 Sundays to Thursdays,
 - 0900 to 0000 Fridays and Saturdays and
 - 0900 to 0130 Christmas Eve and New Year's Eve
5. Hours for deliveries
 - 0730 to 2000 Monday to Friday,
 - 0800 to 1800 Saturdays
 - No deliveries Sundays and Bank Holidays
6. Hours for other activities.
 - 0700 to 0030 Sundays to Thursdays,
 - 0700 to 0100 Fridays and Saturdays
7. Hours for bottle disposal.
 - 0900 to 2100 any day of the week.
8. In accordance with flood risk assessment.
9. Construction management plan.
10. Submission of details of any extract ventilation
11. Submission of details of any external plant.

Background Papers:

Application and history files.

Website link to be inserted here - <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2f94096>

Certificate of Ownership – Certificate D signed and advert placed in Huddersfield Examiner as part of the site includes unregistered land.