
Report of the Head of Planning and Development

HEAVY WOOLLEN PLANNING SUB-COMMITTEE

Date: 04-Nov-2020

Subject: Planning Application 2020/90350 Demolition of existing buildings and erection of 7 dwellings and associated garages (within a Conservation Area) Gomersal Hall, Oxford Road, Gomersal, Cleckheaton, BD19 4AT

APPLICANT

Mr Kidd, Holroyd Miller

DATE VALID

03-Feb-2020

TARGET DATE

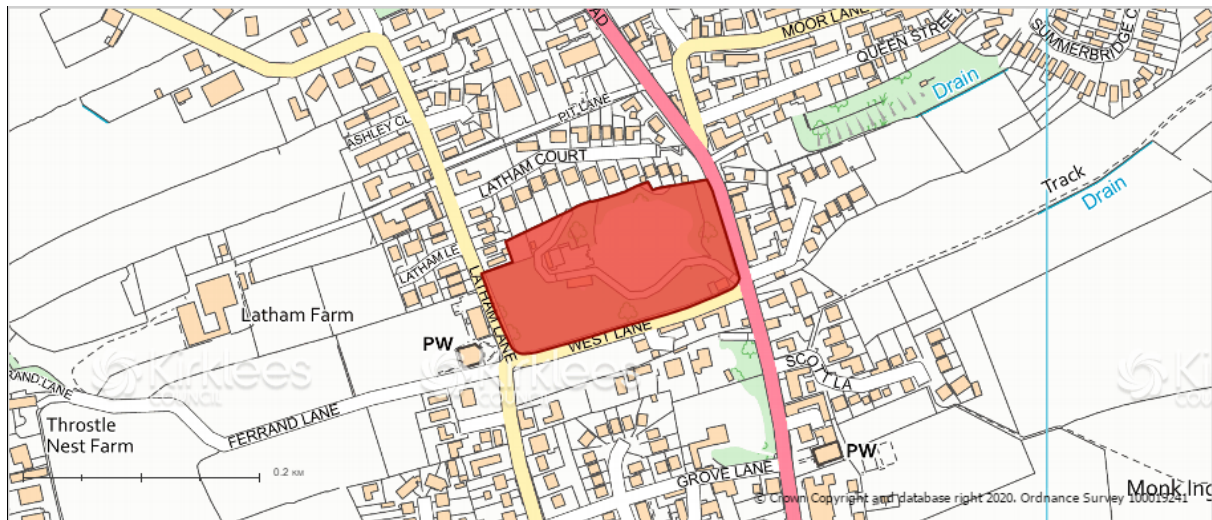
30-Mar-2020

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: Liversedge and Gomersal

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION:

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

1.0 INTRODUCTION:

- 1.1 The application is being heard at Heavy Woollen Sub Committee due to the significant number of representations that have submitted in response to the statutory publicity of the application.
- 1.2 The reason for the application being decided by Members of the Heavy Woollen Planning Sub Committee has been confirmed by the Chair of the Planning Sub Committee as acceptable.

2.0 SITE AND SURROUNDINGS:

- 2.1 The site relates to a large piece of open land, which currently accommodates one dwelling, Gomersal Hall. The dwelling is of a grand appearance and has large grounds. The application site is bounded by mature trees to all sides and the site is also characterised by high boundary walls on the sides facing the highways of Oxford Road and West Lane.
- 2.2 Surrounding the site is predominantly residential, with mostly detached dwellings in large gardens surrounding the site. A range of materials are evident and many of the existing dwellings have also been extended.
- 2.3 The site allocated as Gomersal Conservation Area on the Kirklees Local Plan.

3.0 PROPOSAL:

- 3.1 Planning permission is sought for the demolition of Gomersal Hall and the erection of 7 dwellings in the garden area.
- 3.2 The access to the site is from West Lane and would involve the removal of protected trees. As seen on the submitted site plan, part of the boundary wall would have to be reduced to facilitate the access. There would be a private access road to serve the dwellings, and this would run around an area of public open space/ mature trees in the centre of the site. The proposed development would also improve the access on the junction of West Lane and Oxford Road.

- 3.3 As well as dwellings, the site will accommodate several garages to provide parking for the occupiers of the dwellings.
- 3.4 The dwellings are all detached and have an area of hardstanding associated with them.
- 3.5 The boundary treatments within the site vary; from 1.8m high screen brick walls, 1.2m brick and railing garden wall, 1.1m railing and 1.3m timber post and rail fence. This is seen on the boundary treatment details plan.
- 3.6 The dwellings would be constructed from traditional materials for the external walls and roofing materials.
- 3.7 'The Lodge', to the southeast of the site, would be unaffected by the proposed development.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 99/90820 – Outline application for residential development (4 detached dwellings) and associated access drive and access drive to serve Gomersal Hall and Lodge REFUSED
- 4.2 2019/20098 – Pre application enquiry for demolition of existing dwelling and construction of 15 dwellings ADVICE GIVEN

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

- 5.1 The case officer and the agent have been in discussions relating to the impact on the character of the conservation area, including the trees and boundary wall, and the design and layout of the dwellings. The amendments that have been sought are considered acceptable. The development will also provide a biodiversity net gain, following negotiations with the agent on the ecological information that was provided.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be 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).

The site is allocated as Gomersal Conservation Area on the Kirklees Local Plan.

Kirklees Local Plan (2019):

- 6.2 LP1 – Promoting sustainable development
- LP2 – Place shaping
- LP7 – Efficient and effective use of land and buildings
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP28 – Drainage

LP30 – Biodiversity and geodiversity
LP33 - Trees
LP35 – Historic environment
LP38 – Minerals Safeguarding
LP51 – Local air quality

Supplementary Planning Guidance / Documents:

6.3 Highways Design Guide Supplementary Planning Document

West Yorkshire Low Emissions Strategy and Air Quality and Emissions
Technical Planning Guidance

National Planning Guidance:

- 6.4 Chapter 5 – Delivering a sufficient supply of homes
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well designed places
Chapter 14 – Meeting the challenge of climate change, coastal change and
flooding
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment
Chapter 17 – Facilitating the sustainable use of minerals

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application has been advertised in accordance with the Council's adopted
Statement of Community Involvement.

7.2 As a result of the statutory publicity, 28 representations have been received,
raising the following concerns:

- Historic buildings
- Protected trees are a valuable asset
- Wildlife habitat network/ biodiversity
- Design of dwellings must enhance CA
- Access much safer than existing
- Materials
- Highways and traffic generation
- Protect green space
- Drainage issues
- Residential amenity
- Planning history of site
- Coal mining
- Conditions if application is to be approved
- Infrastructure of Gomersal is being overstretched
- Phase II queries
- Public consultation period queries
- Climate change, resulting from the loss of trees

7.3 Councillor Holmes, ward member for Liversedge and Gomersal, has raised the following concerns:

- Not in-keeping
- Proposed access/ highway safety issues

7.4 Officer comments will be made in the representations section of this report.

8.0 CONSULTATION RESPONSES:

The following is a brief summary of consultee advice (more details are contained within the assessment section of the report, where appropriate):

8.1 Statutory:

K.C Highways Development Management – no objection

K.C Environmental Health – no objection

8.2 Non-statutory:

K.C Conservation and Design – concern raised initially, but addressed following receipt of amended plans

K.C Trees – no objection following negotiations and subject to conditions

K.C Ecology – no objection following negotiations and subject to conditions

K.C Lead Local Flood Authority – no objection

Yorkshire Wildlife Trust – comments made

K.C Landscape – no objection

K.C Environmental Health – no objection

9.0 MAIN ISSUES

- Principle of development
- Urban design issues
- Residential amenity
- Landscape issues
- Housing issues
- Highway issues
- Drainage issues
- Planning obligations
- Representations
- Other matters

10.0 APPRAISAL

Principle of development

- 10.1 The site is within the Gomersal Conservation Area. Section 72 of the Listed Buildings & Conservation Areas Act (1990) requires that special attention shall be paid, in the exercise of planning functions, to the desirability of preserving or enhancing the appearance or character of the conservation area. This is mirrored in Policy LP35 of the Kirklees Local Plan, together with guidance in Chapter 16 of the NPPF.
- 10.2 Chapter 5 of the National Planning Policy Framework states that planning decisions should support the Government's objective, which is to boost the supply of homes. Albeit on a small scale, Officers are satisfied that this aim of the National Planning Policy Framework is achieved.
- 10.3 Officers have considered visual amenity (including the impact on the character of the conservation area), residential amenity, highway safety and other material planning considerations in this report.

Urban Design issues

- 10.4 Consideration has been given to the layout of the proposed development and the context of the Conservation Area in which it is proposed. Gomersal does not have a Conservation Area Appraisal and, therefore, Officers have considered LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework as the basis for the assessment, as well as the Heritage Statement submitted by the agent.
- 10.5 Chapter 11 of the National Planning Policy Framework also states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policy LP11 of the Kirklees Local Plan. Policy LP7 of the Kirklees Local Plan reiterates this.
- 10.6 LP7 states that housing density should ensure efficient use of land, in keeping with the character of the area and the design of the scheme, with a net density of 35 dwellings per hectare being achieved, where appropriate.
- 10.7 In this case, the application site is approximately 2 hectares in area and, therefore, in accordance with LP7, 70 dwellings should be expected to be accommodated on such a site. In this case, most of the site is undevelopable, due to the protected trees on the site and the character of the Gomersal Conservation Area. It is particularly characterised by its open nature, as is this site.
- 10.8 Given these constraints, the development is accepted by Officers as an appropriate use of the land, achieving the highest number of dwellings practicable, whilst also remaining in-keeping with the character of the area and retaining the majority of protected trees on the boundaries of the site and the high stone boundary wall, both of which provide amenity value to the area and add to the character of the Conservation Area.

- 10.9 The proposed layout is considered by Officers to respect the character of the Gomersal Conservation Area, with large dwellings being erected in large plots, similar in nature to those surrounding the application site. The first dwelling that will be visible when entering the site is of a large-scale design and would provide a 'grand' entrance to the site. The other dwellings have been carefully designed, to respect the locality. The retention of the three mature trees, in the centre of the site, and the open aspect of the site is, for Officers, important to retain its 'open feel' nature, which significantly contributes to the special character of the Gomersal Conservation Area.
- 10.10 The materials are traditional in appearance, with natural stone and roof slates being used in the construction of the dwellings. Due to the sensitive, historic, context of this site, a condition is recommended to Members that samples of the proposed materials are provided, prior to the construction of the dwellings.
- 10.11 The applicant has also provided a plan showing the proposed boundary treatments within the site. These include high stone walling, a timber post and rail fence, metal railing and brick and railing garden walling. Courtyard gates are also proposed. Officers consider that the entrance to the site would be respectful of its character and, therefore, appropriate.
- 10.12 To facilitate access into the development, several protected trees would need to be felled and the high stone boundary wall will be reduced in height as per the submitted plan. Officers have carefully considered the extent to which this work could harm the character of the Conservation Area. The K.C Conservation Officer states that there could be substantial harm arising from the break in this continuous and heavily treed boundary treatment. However, in line with the NPPF, Officers have concluded that the high quality of the proposed development, and the public benefits that this provides, would outweigh any harm caused by the development, in accordance with paragraph 195 of the National Planning Policy Framework. This is especially the case since the submission of a Woodland Management Plan, that K.C Trees have reviewed. The Woodland Management Plan will be discussed further within this report and it is noted that measures are suggested to mitigate any loss of public amenity.
- 10.13 In addition to the above, the retention of the historic outbuildings would be a benefit to the scheme and, should future occupiers of Plot 2 wish to utilise these buildings, a planning application would be required to ensure that any re-design of these buildings is sensitive to its context. This was discussed with Officers at the pre-application advice stage.
- 10.14 It is important for Members to also note that there is a condition recommended to remove the permitted development rights for extensions and outbuildings for future occupiers of the proposed dwellings. This is to ensure that the garden plots are not over-developed, that the trees will be retained and continue to add amenity to the local area, as well as to ensure that the design of any future additions is acceptable and will retain the character of the development.

- 10.15 Finally, Officers have assessed the architectural and historic merit of Gomersal Hall, in respect of its proposed demolition. In this case, the Conservation Officer has confirmed that the loss of this building will not result in harm to the site, as the building does not constitute a non-designated heritage asset. Officers would respectfully advise Members that the development is considered acceptable from this perspective.
- 10.16 The proposed development is, in the opinion of Officers, compliant with Local Plan Policies LP7, LP24 and LP35 and Chapters 11, 12 and 16 of the National Planning Policy Framework.

Residential Amenity

- 10.17 The impact on residential amenity is acceptable. Officers have considered the impact on the occupiers of existing neighbouring properties.
- 10.18 It is important for Members to note the relationship between proposed dwellings and existing residential properties to the north, east and west of the site. It is noted that some of the properties on the northern boundary (on Latham Court) have habitable room windows facing into the application site. Officers note the closest distance between these properties is approximately 27 metres. This is sufficient to avoid a harmful impact on residential amenity, in terms of potential overbearing and overlooking impacts. The relationship with properties to the east have a further distance – the existing properties are on the other side of Oxford Road and those to the West on Latham Lane are, also, on the other side of the road.
- 10.19 Officers have considered the amenity of the future occupiers of dwellings within the site. The relationship between habitable room windows of the proposed dwellings within the site is acceptable to ensure that there would be no direct overlooking from habitable room windows and the garden areas of the dwellings are of a sufficient size to ensure that the occupiers have a good level of amenity.
- 10.20 It is important for Members to note that the layout of the dwellings and their gardens has been carefully designed to ensure that, where there are protected trees in the gardens, there are areas of side garden, for example. As well as this, there is an area of Public Open Space within the site.
- 10.21 Officers are satisfied that the proposed development will comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

Highway issues

- 10.22 Highways Development Management have been consulted on the planning application. The proposal shows access to the housing development to be taken from West Lane. The current access, on the corner of the site of West Lane and Oxford Road, will also have improvements.

- 10.23 The plan shows the felling of protected trees and the reduction in the height of a stone boundary wall running along West Lane, which is required to facilitate the required sightlines. Highways Officers are satisfied that the visibility splays can be achieved, and a condition has been recommended to Members to this effect, to ensure that, before development commences, the frontage wall is reduced in height and all obstructions cleared. It is important for Members to note that the proposed access is a considerable improvement compared with the existing access and the proposed development of 7 dwellings would not result in such significant traffic movements that would result in highway safety concerns in this respect.
- 10.24 Within the site, there is a proposed internal road layout that is adequate to accommodate a 11.85m long waste collection vehicle. The agent has provided a swept path analysis, to demonstrate that this can be achieved on site. Highways DM Officers have noted that this can be achieved.
- 10.25 The parking provision within the site is acceptable and includes visitor parking spaces. The hardstanding, which has been reduced to overcome concerns in terms of the harsh appearance of the hard landscaping initially proposed, would be constructed from permeable surfacing, to ensure that it does not result in surface-water flooding. A condition can be recommended to Members to this effect.
- 10.26 Subject to the above, Officers are satisfied that the proposed development complies with Local Plan Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF.

Drainage issues

- 10.27 In line with Policy LP27 of the Kirklees Local Plan and Chapter 14 of the NPPF, the Local Lead Flood Authority have been consulted on the planning application. The Local Lead Flood Authority informed Officers that there is an ongoing flooding issue on the junction of West Lane and Oxford Road and this is known to be related to an issue with the combined sewer running down Oxford Road and, therefore, an initial objection was raised on the basis of the lack of Yorkshire Water consent and no attenuation details being provided. The Local Lead Flood Authority has confirmed that soakaways are not an option of this site. This is because, at the lowest point, there is a line of terraced properties which could be affected from nearby concentrated infiltration. The Local Lead Flood Authority has confirmed it would object to the use of soakaways and, therefore, Officers consider that it would be unreasonable to request investigation of this.
- 10.28 The drainage design provided by the agent shows a connection into a Yorkshire Water sewer. Following confirmation that this is acceptable from Yorkshire Water's perspective, and discussions with the LLFA that concluded that soakaways are not an option on this site, the Local Lead Flood Authority is now satisfied with the drainage details proposed and a condition has been recommended to ensure that the drainage is undertaken in accordance with the submitted plan. It is important to note that Officers have recommended this condition to Members and to also note that attenuation details are not required as per the Local Lead Flood Authority's initial comments, due to this being the only solution on site. Yorkshire Water has stated its required discharge rate and adherence to this would be required.

10.29 Accordingly, Officers are satisfied that the proposal complies with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the NPPF.

Representations

10.30 As a result of the statutory publicity, 28 representations have been received raising the following concerns:

- Historic buildings
Officer comment: see visual amenity section of this report
- Protected trees are a valuable asset
Officer comment: see visual amenity and other matters section of this report
- Wildlife habitat network/ biodiversity
Officer comment: see other matters section of this report
- Design of dwellings must enhance Conservation Area
Officer comment: see visual amenity section of this report
- Access much safer than existing
Officer comment: see highway safety section of this report
- Materials
Officer comment: Officers are recommending to Members that samples of materials will be submitted, should the application be approved
- Highways and traffic generation
Officer comment: see highway safety section of this report
- Protect green space
Officer comment: the site is not identified in the Local Plan as a valuable green space. However, its importance to the character of the Conservation Area is noted and the proposed development, in the opinion of Officers, retains the open space and effectively uses the land for housing
- Drainage issues
Officer comment: see drainage section of this report
- Residential amenity
Officer comment: see residential amenity section of this report
- Planning history of site
Officer comment: this is noted
- Coal mining
Officer comment: the site is in a low coal mining risk area and, therefore, there is no concern in this regard

- Conditions if application is to be approved
Officer comment: Officers' recommendation is that the proposed development is acceptable, subject to conditions as discussed throughout this report
- Infrastructure of Gomersal is being overstretched
Officer comment: the development proposal is for 7 dwellings. It is small-scale and Officers are satisfied that this development would not put significant pressure on local infrastructure. Members should note the development does not trigger any contributions
- Phase II queries
Officer comment: the site is in a low coal mining risk area and, therefore, there is no concern in this regard. However, a condition will be recommended for a Phase II report to be submitted
- Public consultation period queries
Officer comment: the application was advertised by site notice and neighbour letter in accordance with the Council's Statement of Community Involvement
- Climate change, resulting from the loss of trees
Officer comment: see other matters section of this report. Members can note that Officers are recommending a condition for the provision of electric vehicle charging points, as a method of supporting the Council's response to the climate change emergency

10.31 Councillor Holmes, ward member for Liversedge and Gomersal, has raised the following concerns:

- Not in keeping
Officer comment: see visual amenity section of this report
- Proposed access/ highway safety issues
Officer comment: see highway safety section of this report

Planning obligations

10.32 Due to the scale of the development that is proposed, being under 10 dwellings, no contribution in relation to affordable housing, open space or education is required.

Other Matters

Air Quality

10.33 Policy LP51 of the Kirklees Local Plan relates to climate change and states that "Effective spatial planning is an important part of a successful response to climate change, as it can influence the delivery of appropriately sited green infrastructure and the emission of greenhouse gases. Planning can also help increase resilience to climate change impact through the location, mix and design of development". This is also reflected in the NPPF as a core land use planning principle. The NPPF emphasis that responding to climate change is central to economic, social and environmental dimensions of sustainable development.

10.34 This application has been assessed, whilst taking into account the requirements summarised, and provides opportunity for development that is considered to meet the dimensions of sustainable development. Furthermore, the inclusion of electric vehicle charging point(s) to serve the development, which is recommended to be secured via condition, would contribute positively to the Council's aims in tackling climate change.

Protected Trees

10.35 There are protected trees around the peripheries of the site on the eastern, western and southern boundaries and, therefore, through the assessment of the proposed development, careful consideration was given to the impact on the protected trees, in terms of the requirement to fell trees to facilitate an access to the site and the future maintenance of the woodland following occupation.

10.36 The K.C Trees Officer was not supportive of the loss of mature trees on West Lane, as this would have a detrimental impact on the tree scape within the Conservation Area, which is not desirable and, therefore, further information was required to understand the quality of the trees, the positioning of trees within domestic gardens and the long term maintenance plan for the trees.

10.37 Officers have assessed the proposed development and taken on board the comments raised by the Tree Officer. It is noted that the public benefits of effectively utilising this piece of land for a well-designed development, which respects the open character of the Gomersal Conservation Area, is, alongside the woodland management plan and future tree planting plan, considered by Officers to result in public benefits that would outweigh the harm causing by the loss of protected trees at the access point. Adequate mitigation has been provided to compensate for the impact on the Conservation Area and the loss of public amenity.

10.38 The Woodland Management Plan, which includes works to bring the woodland back into native habitat, will be a benefit to the locality and the conservation area and the works it specifies are, in the opinion of Officers, sufficient to mitigate the loss of existing trees on site. The retention of the large mature trees in the centre of the site is welcomed.

10.39 In terms of the protected trees within the garden areas of the proposed dwellings, careful consideration has been given to ensure that the development would not result in future pressure to fell. The agent has reduced the red line boundary to take the protected trees outside of domestic curtilages and permitted development rights would be removed to ensure that no future development could result in harm from additions to the dwellings. In this way, the Local Planning Authority can assess the impact of any future proposed works, on the protected trees.

10.40 Officers are satisfied that, subject to conditions requiring the development to be built in accordance with the Woodland Management Plan and the Tree Planting Plan, the proposal is acceptable due to the public benefits that it provides, complying with Policies LP24 and LP33 of the Kirklees Local Plan and Chapters 12 and 15 of the NPPF with regards to trees.

Ecology

- 10.41 The site is within the Kirklees Bat Alert Layer and the Kirklees Wildlife Habitat Network and K.C Ecology and the Yorkshire Wildlife Trust have commented on the application and initially raised concerns due to the loss of habitat, through losing protected trees on site.
- 10.42 A Woodland Management Plan (WMP) has subsequently been submitted and K.C Ecology Officers are satisfied that the WMP addresses concerns about the woodland being included in the curtilages of the dwellings, with the reduction in the red line boundary. Officers also note that the WMP states that there are measures to bring the woodland back into its native form and this will benefit ecology.
- 10.43 Due to the requirement to provide biodiversity net gain, and in this instance Officers are of the opinion that this is important in order to overcome the concern raised by felling protected trees, a condition has been recommended for an Ecological Design Strategy to be submitted, to advise on the mitigation and enhancement that will be required at the site, for example bird and bat boxes.
- 10.44 Subject to conditions re the above, Officers consider that the proposal complies with Policy LP33 of the KLP and Chapter 15 of the National Planning Policy Framework.

Coal Mining

- 10.45 The site is in an area of low coal mining risk and, therefore, a Coal Mining Risk Assessment is not required and consultation with the Coal Authority has not been undertaken.
- 10.46 In line with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the NPPF, no conditions are required should the application be approved. However, Officers will include a footnote, to advise the applicant, should unexpected coal mining workings be found during construction.

West Yorkshire Archaeological Society

- 10.47 West Yorkshire Archaeological Society (WYAS) have commented on the application as follows:

“The present Gomersal Hall dates from the 1890s. An earlier hall is named and shown on the First Edition Ordnance Survey Six-inch to the Mile map, surveyed in 1847 - 51 and published in 1854.

This earlier Gomersal Hall was located in the north-east corner of the application site, which had by the 1840s been landscaped to provide a small area of parkland. The house’s date of origin is not currently known, although the term “hall” was applied to many early post medieval dwellings with little or no associations with the aristocracy”.

- 10.48 It is noted by Officers that the demolition of Gomersal Hall and the erection of 7 dwellings may uncover important archaeological evidence, dating from the medieval periods. WYAS advise Officers that field work should be carried out prior to the determination of the planning application, to understand the extent of archaeological interest at the site. However, it is important for Members to note that Conservation Officers are satisfied to deal with this field work, and subsequently any record keeping, as a pre-commencement condition.
- 10.49 This non-designated heritage asset should be fully archaeologically evaluated in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.
- 10.50 Officers are satisfied that a condition can be recommended for works to be undertaken at the pre-commencement stage of development.

Minerals Safeguarding

- 10.51 The site is over 1000sq m and is within a wider mineral safeguarding area and, therefore, Local Plan Policy LP38 applies. This policy is important to ensure that known mineral reserves are protected from permanent development, which may sterilise such resources through encouraging the extraction of minerals, if feasible, prior to non-mineral extraction taking place.
- 10.52 This policy states that surface development at the application site will only be permitted where it has been demonstrated that certain criteria apply. Criterion c of Policy LP38 is relevant, as it allows for approval of the proposed development, where there is an overriding need (in this case, housing need, having regard to Local Plan delivery targets).

11.0 CONCLUSION

- 11.1 The concerns summarised above have been carefully considered. However, when assessing this planning application in relation to national and local planning policy, along with all other material planning considerations, officers are of the opinion that the principle of residential development on this site in Gomersal Conservation Area is acceptable.
12. The NPPF 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. The proposed development has been assessed against relevant policies in the development plan and other material considerations. Subject to conditions, it is considered that the proposed development would constitute sustainable development (with reference to paragraph 11 of the NPPF) and it 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. Time limit for commencing development
2. In accordance with plans
3. Materials shall be natural stone for the external walls and natural blue or stone tiles for the roof. samples to be submitted
4. Drainage in accordance with plan submitted
5. Electric vehicle charging points
6. Development shall be carried out in accordance with woodland management plan and tree planting schedule
7. Submission of ecological design strategy
8. Removal of Permitted Development rights for extensions and outbuildings
9. Permeable surfacing for hardstanding
10. Written scheme of archaeological investigation (WSI) has been [submitted to and] approved by the local planning authority in writing
11. Submission of Phase I preliminary risk assessment
12. Submission of Phase II Intrusive Site Investigation report
13. Submission of remediation strategy
14. Implementation of remediation strategy
15. Submission of validation report
16. Visibility splays to be provided prior to the commencement of development
17. Scheme detailing arrangements and specification for layout and parking
18. Schedule for the means of access to the site for construction traffic
19. In accordance with recommendations within the Arboricultural Method Statement

Background Papers:

Website link to application details:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020/90350>

Certificate A signed and dated 31.1.2020