
Report of the Head of Strategic Investment**HEAVY WOOLLEN PLANNING SUB-COMMITTEE****Date: 01-Jun-2018**

Subject: Planning Application 2017/94129 Demolition of existing buildings and erection of 30 dwellings with associated garages and parking Oakroyd Hall, West Yorkshire Fire And Rescue Service Headquarters, Bradford Road, Birkenshaw, BD11 2DY

APPLICANT

Andrew Spiers, Rouse
Homes

DATE VALID

01-Dec-2017

TARGET DATE

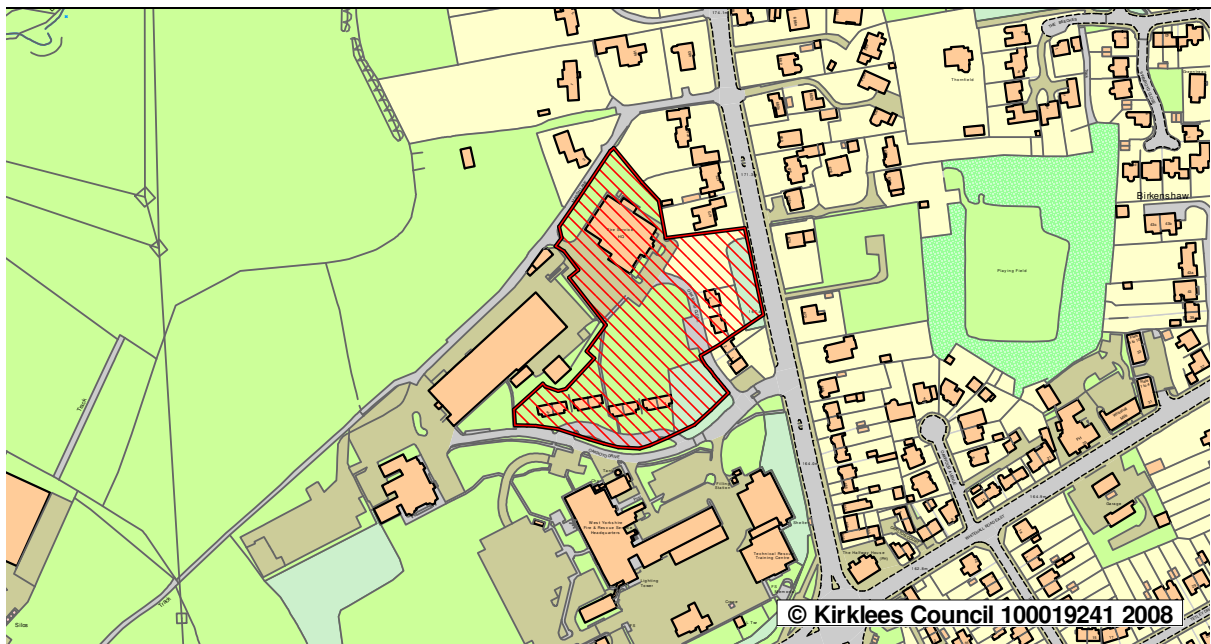
02-Mar-2018

EXTENSION EXPIRY DATE

08-Jun-2018

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<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: **Birstall and Birkenshaw**

Yes

Ward Members consulted
(referred to in report)

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report and to secure a S106 agreement to cover the following matters:

- 1. Public open space provisions including off site commuted sum of £102,374.07 and future maintenance and management responsibilities of open space within the site. £1000 inspection fee for the on-site public open space.**
- 2. Affordable Housing - Provision on site of 1 Affordable Rent Unit and 1 Intermediate unit**
- 3. £127,322 towards Education requirements arising from the development**
- 4. £10,000 for a bus shelter and £14,850 for Metro Cards**

In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Strategic Investment is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

1.0 INTRODUCTION:

- 1.1 The application seeks permission for the demolition of existing buildings in the north eastern part of the West Yorkshire Fire & Rescue Service headquarters at Birkenshaw and for the erection of 30 dwellings. The site is located within a sustainable location in proximity to the centre of Birkenshaw and it is considered the proposal for residential development amounts to sustainable development. There would be no detrimental impact on highway safety, residential amenity or visual amenity. There would be no impact on the protected trees within the site.

2.0 SITE AND SURROUNDINGS:

- 2.1 The 1.49 hectare site comprises land in the north eastern part of the West Yorkshire Fire & Rescue Service headquarters at Birkenshaw. Within the site are 11 former dwellings which have been last used as office accommodation and a mobilising and communications centre, together with areas of car

parking. There are a number of mature trees on the site which are protected by a Tree Preservation Order. The site is flanked by residential properties to the north and east, by Marsh Lane to the north-west, and by the remainder of the headquarters to the south and west which comprises various office and training facilities to the south of Oakroyd Drive, including the Grade II listed Oakroyd Hall. The surrounding area is of mixed use and the site is unallocated on the Unitary Development Plan (UDP) Proposals Map. It is proposed as a housing allocation in the Kirklees Publication Draft Local Plan (PDLP).

3.0 PROPOSAL:

- 3.1 The application seeks permission for the demolition of the redundant West Yorkshire Fire and Rescue buildings in this northern part of the headquarters and to redevelop the site with the erection of 30 dwellings.
- 3.2 It is proposed to create a new vehicular access into the site off Bradford Road. The proposed layout includes three areas of public open space to safeguard the protected mature trees within the site; two along the frontage of Bradford Road and one adjacent to Oakroyd Drive.
- 3.3 The proposed dwellings would be two storeys in height and comprise three, four and five bed dwellings. The proposed construction materials are Marshalls Cromwell pitched weather artificial stone, and concrete slate grey tiles.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 2014/93173 – Outline application for the demolition of existing buildings and erection of up to 30 dwellings (access and layout) – Conditional Outline Approval
- 4.2 2017/94058 – Prior Notification for demolition of existing buildings – Demolition Details Approved

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

- 5.1 Officers negotiated with the applicant to secure:
- Accurate and up to date Tree Survey Information.
 - A revised Flood Risk Assessment and Drainage Strategy.
 - A revised layout plan to address highway concerns, the impact on protected trees and the impact on visual and residential amenity.
 - Vehicle tracking information.

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 Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the

National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

6.2 The site is unallocated on the UDP proposals map and allocated as a housing allocation on the PDLP.

6.3 Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

D2 – Unallocated Land

BE1 – Design principles

BE2 – Quality of design

BE12 – Space about buildings

T10 – Highway Safety

NE9 – Retention of mature trees

G6 – Contaminated Land

H1 – Meeting housing needs in the district

H10 – Affordable Housing

H12 – Affordable Housing

EP11 – Integral landscaping scheme to protect / enhance ecology

6.4 Kirklees Publication Draft Local Plan

PLP1 – Presumption in favour of sustainable development

PLP2 – Place shaping

PLP21 – Highway safety and access

PLP 22 - Parking

PLP 24 – Design

PLP 28 – Drainage

PLP 30 – Biodiversity and Geodiversity

PLP53 – Contaminated and unstable land

6.5 National Planning Policy Framework:

Chapter 4 - Promoting sustainable transport

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 10 - Meeting the challenge of climate change, flooding

Chapter 11- Conserving and enhancing the natural environment

Chapter 12 – Conserving and Enhancing the Historic environment

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application was initially advertised by neighbour letter, site notice and press notice. As a result of this publicity one representation has been received. The main concerns raised are summarised as follows:

- Concern about a detrimental effect on No.475 Bradford Road, Birkenshaw which backs onto the development. Concerned about the

proximity to the boundary and the height of the dwelling which could unduly reduce light. Concern about windows overlooking and affecting privacy.

Local Ward Members:

Councillor Smaje - We have received some planning information from the developer of the above. Can you let us know how the density of the site has been arrived at as it looks very full, especially in the light of the fact that the development is close to an air quality management area in Birkenshaw.

Also why are planners insisting on a bus shelter at the bus stop opposite the site? What are you proposing to move to get the shelter in, as there is a road sign for the roundabout, a telegraph pole and 2 lampposts in the immediate vicinity not to mention the fact that the pavement is already reduced by what is there at the moment, the bus stop is on the edge of the road so that it can be seen by approaching buses and that the stop is next to houses.

- 7.2 The amended plans have been re-advertised by neighbour letter with the publicity expiring 11th May. One further representation has been received. The main concerns raised are as follows:

A large detached home will be built very close to No.475 Bradford Road, views will be affected in spite of some trees which should reduce the site of the new Build. Appreciate if the height of the building would not be excessively high to reduce light, plus no windows be allowed which might face our property and adversely affect our privacy.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

K.C. Highways Development Management – No objections

K.C. Lead local Flood Authority –Re-consulted on flood routing information

Yorkshire Water – No objections subject to conditions.

The Coal Authority – No objections

8.2 Non-statutory:

K.C Arboricultural Officer – No objections

West Yorkshire Police Architectural Liaison officer – No objections

K.C. Housing – An affordable housing contribution of 2 dwellings is required.

K.C. Education – An education contribution is required

K.C. Landscaping – No objections

K.C. Conservation and Design – No objections

9.0 MAIN ISSUES

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

10.0 APPRAISAL

Principle of development

General Principle:

- 10.1 The site is a previously-developed site located within a mixed use area in proximity to the local centre of Birkenshaw. The site has no specific allocation on the UDP Proposals Map. Policy D2 of the UDP states “planning permission for the development (including change of use) of land and buildings without specific notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that the proposals do not prejudice [a specific set of considerations]”. All these considerations are addressed later in this assessment. Subject to these not being prejudiced the proposal would be acceptable in principle in relation to policy D2 of the UDP.
- 10.2 The site is currently vacant and contains 11 former houses, which were last used as office accommodation, and a mobilising and communications centre. The former control centre has been relocated to a site in Leeds and all the buildings within the site are now surplus to requirements. Taking into consideration the proximity of the site to neighbouring residential properties it is unlikely that the site would lend itself to re-use for commercial purposes as these are likely to be incompatible with the surrounding area. As such, the loss of the site for commercial purposes is considered to accord with the aims of chapter 1 of the NPPF.
- 10.3 With regard to developing the site for residential purposes, the Council’s deliverable land supply is below five years. In these circumstances, in accordance with the National Planning Policy Framework (NPPF) paragraph 49, “relevant policies for the supply of housing should not be considered up to date”. Consequently planning applications for housing are required to be determined on the basis of the guidance in NPPF paragraph 14.
- 10.4 The NPPF states that the purpose of the planning system “is to contribute to the achievement of sustainable development” (para 6). NPPF notes that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in peoples’ quality of life (para 9). NPPF identifies the dimensions of sustainable development as economic, social and environmental roles (para 7). It states that these roles are mutually dependent and should not be undertaken in isolation. “Economic, social and environmental gains should be sought jointly

and simultaneously through the planning system” (para 8). NPPF stresses the presumption in favour of sustainable development. A proposal for up to thirty dwellings provides some economic gains by providing business opportunities for contractors and local suppliers. In accordance with the NPPF, new houses will support growth and satisfy housing needs thereby contribute to the building of a strong economy. There would be a social gain through the provision of new housing at a time of general shortage. The proposal is subject to a requirement to provide an element of affordable housing which will be a positive component of the social role of the development. National policy encourages the use of brownfield land for development. In this instance, this is a previously developed site with a number of mature trees on the boundaries.

- 10.5 The site is located within a sustainable location in proximity to the centre of Birkenshaw and it is considered the proposal for residential development amounts to sustainable development. Furthermore, as noted it is unlikely that the site would lend itself to re-use for commercial purposes as this is likely to be incompatible with the surrounding residential area. It should also be acknowledged that outline planning permission for residential development has previously been granted on this site (application reference 2014/93173). The principle of housing development is considered to be acceptable, in accordance with the sustainability principles of the NPPF.

Layout and Urban Design issues

- 10.6 Policies BE1 and BE2 of the UDP are considerations in relation to design, materials and layout. Paragraph 60 of the National Planning Policy Framework (NPPF) stipulates that planning policies and decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness. Neighbouring properties in the surrounding area comprise a mix of large detached properties and semi-detached properties within spacious grounds.
- 10.7 The proposed layout is for 30 dwellings; 19 detached, 8 semi-detached and 3 terraced properties which would be relatively closely spaced. The number of dwellings is considered to be an appropriate response to the site, however discussions have taken place with the applicant regarding the scale of the dwellings and the distances between dwellings to ensure the proposal would not appear cramped and will assimilate satisfactorily into the character of the surrounding area. Overall the building footprint will be a 2.5% increase on the previously approved layout for 30 dwellings, which is considered to be marginal. On balance the proposed density of development would be acceptable and some minor revisions have been made to the layout to address the impact on protected trees, highway safety issues and flood risk issues. The proposed construction materials are Marshalls Cromwell pitched weather artificial stone, and concrete slate grey tiles. These materials may be acceptable however samples will be required to be inspected and approved. This can be addressed by condition. The West Yorkshire Police Liaison officer raises no objections subject to approving details of suitable boundary treatments.

- 10.8 The site is located in proximity to Oakroyd Hall, a grade II listed building to the west of the site located within the wider fire service headquarters. It is considered the proposed development would not harm the setting of this building and the Conservation and Design section raise no objections.
- 10.9 In respect of landscaping, the Public Open Space (POS) requirement for this site is 900sqm. The proposal includes 3 POS areas totalling over 900 sqm therefore the onsite amenity open space area is sufficient for this scheme. The POS should be accessible and useable as amenity space for the wider public within which there should be an equipped play area; a LAP in accordance with 'Fields in Trust' Guidelines. However, in this case due to the proximity of the protected trees and adjacent housing an off-site contribution towards the existing play facility at Birkenshaw Park is considered to be the most appropriate.
- 10.10 A landscape layout scheme has been submitted and the Council's Landscape architect is satisfied with the proposals.

Impact on Protected Trees

- 10.11 There are a number of protected trees within the site. The Council's Arboricultural officer initially raised concerns that the tree survey submitted to support the application was 2 years old and did not accurately represent the crown spread of the trees. Furthermore, trees offsite or close to the site's boundary had not been included, and there was no arboricultural method statement or tree protection plan. There was also concern how the proposed drainage scheme would protect the trees, and no level information had been provided to demonstrate whether there would be any retaining structures in root protection areas.
- 10.12 In response to these concerns an up to date and accurate tree survey of the site in accordance with BS5837:2012 has been submitted together with an Arboricultural Method Statement and Tree Protection Plan. Details of drainage and levels have also been provided. The Council's Arboricultural officer considers the revised and additional information has addressed the previous concerns to ensure the trees within the site would be adequately protected during and after construction. The proposal would accord with policy NE9 of the UDP. It is noted that the proposed flood routing map shows retaining walls to the rear of Plots 15-17 which would have the potential to impact on existing mature trees. It is therefore appropriate to include a condition for the details of the specific treatment of these garden areas to be first approved.

Residential Amenity

- 10.13 UDP policy BE12 recommends that new dwellings should be designed to provide privacy and open space for their future occupants and physical separation from adjacent property and land. UDP policy BE12 recommends minimum acceptable distances. The nearest neighbouring properties which would be affected by the development include No.473, No.475, No.477 and No.479 Bradford Road to the north, 'Cloise Corner' off Marsh Lane to the north-west, No.1 and No.2 Oak Royd Close and No's 674, 672 and 670 Bradford Road opposite the site.

- 10.14 In respect of the impact on neighbouring properties No.473, No.475, No.477 and No.479 Bradford Road, the distances to the closest of these properties from plots 27 to 30 have been included on the site plan. The distances exceed those set out in policy BE12 and there would be no detrimental overlooking of the existing habitable room windows of these neighbouring properties. There would be some impact in respect of the fact that plots 28 to 30 would face onto the amenity space of No. 473 Bradford Road, however due to the distances that would be achieved between these plots and the shared boundary it is considered there would be no undue detrimental overlooking or overshadowing impact. Plot 29 is proposed to be sited along the rear boundary of No.475 Bradford Road and concerns have been raised from the owner of this property about possible overlooking and overshadowing. In respect of the impact from overlooking, the proposed house type (a Bamburgh) proposes a bathroom and en-suite opening only at first floor level on the side elevation which would front onto this property and accordingly there would be no overlooking from the proposed openings. The Bamburgh is a two storey property and there would be a distance of 31 metres between the proposed dwelling and No.475 at the closest point and a distance of 3 metres to the shared boundary. It is considered on balance there would be no undue overbearing impact to this property and its private amenity space.
- 10.15 With regard to the impact on 'Cloise Corner' off Marsh Lane, the existing mature trees along the north-western boundary of the site would be retained and there would be a distance of over 21 metres to this neighbouring property. It is considered there would be no detrimental overlooking or overshadowing.
- 10.16 In terms of the impact on No.1 and No.2 Oak Royd Close to the south-east there would be a distance of approximately 15 metres from Plot 1 to the side elevation of No2 Oak Royd Close. This accords with the requirements of policy BE12 of the UDP. The amenity space of No.2 Oak Royd Close largely abuts the proposed POS area and it is considered there would be no detrimental impact on this neighbouring property.
- 10.17 In respect of the impact on neighbouring properties Nos.674, 672, 670 Bradford Road opposite the site, the substantial tree screening on the eastern boundary would be retained and there would be no detrimental impact on the amenity of the occupiers of these neighbouring properties. It is considered there would be no detrimental impact on residential amenity and the proposal would accord with policies D2 and BE12 of the UDP.
- 10.18. Taking into account future occupiers of the development, the application is supported by a noise report. Environmental Services agreed with its methodology and findings and recommend that mitigation is put in place as per section 5 of the report.

Highway issues

- 10.19 The proposal is for 30 detached, semi-detached and terrace houses sited around a shared surface carriageway. All of the semi-detached and detached houses have garages with additional parking and the terrace houses have two off-street parking spaces. 8 visitor parking spaces are also proposed. The off-street parking proposals meet the required UDP standards and are considered to be acceptable.

- 10.20 Highways Development Management (HDM) initially raised a number of concerns regarding the proposed layout. These included that there was no proposed level information, that visibility splays needed to be shown, and concern that parking to some of the plots and the alignment of the driveways would have resulted in difficult turning and manoeuvring. In addition no bin presentation points were shown and the proposal was unacceptable with regards to refuse collection in respect of the design of the road and the size of the turning heads to accommodate an 11.85 metre refuse vehicle.
- 10.21 A revised site plan and tracking information has been submitted. HDM have been re-consulted and have confirmed the plans address the outstanding highway concerns. They raise no objection subject to the inclusion of conditions to secure visibility splays, a scheme for the provision of a right turn lane from Bradford Road, a scheme detailing the adoptable estate roads, and appropriate surfacing and draining.

Drainage issues

- 10.22 The Lead Local Flood Authority (LLFA) initially raised an objection on the extent of information submitted to support the application. This was on the grounds that there were no calculations to demonstrate the proposed discharge rate of surface water was the lowest rate reasonably practicable or that it was a 30% reduction of existing rates on this brownfield site. Furthermore, storage and drainage design calculations required further detail. In response the applicant has submitted a revised Flood Risk and Drainage Statement and the Lead Local Flood Authority is satisfied with the submitted details, however further information regarding flood routing was required. The applicant has submitted an additional flood routing plan and the LLFA is generally satisfied with the details, however some minor revisions to parts of the site are required to protect the proposed dwellings and avoid pooling on the shared surface carriageway. Progress on this matter will be reported to Members in the update.
- 10.23 Yorkshire Water consider the flood risk assessment and surface water management strategy to be acceptable and raise no objections subject to the inclusion of conditions.

Ecological Issues

- 10.24 The only ecological information submitted relates to bats, however given the location of the site and the nature of the habitats this is considered sufficient. It is noted a separate demolition notification has been submitted and approved which deals with the issue of bats in more depth. As part of that application a method statement for demolition of the existing structures was submitted. It will be conditioned that development is undertaken in accordance with the approved Bat Method Statement pursuant to this prior notification as the structures have not already been demolished. There are no objections subject to a condition to secure an ecological design strategy and a landscape and ecological management plan.

Coal mining Legacy and Contamination

- 10.25 The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the

determination of this planning application. The Coal Authority records indicate that the site is in an area of likely historic unrecorded underground coal mine workings at shallow depth.

- 10.26 The planning application is supported by a Phase 2 Geotechnical & Geoenvironmental Site Investigation, dated July 2017 and prepared by Eastwood & Partners. The report states that five boreholes have been drilled on site to depths of up to 30m. The report notes that shallow coal seams and evidence of shallow coal workings were encountered during the site investigations. On the basis of the findings of the intrusive site investigations the report authors conclude that in certain parts of the site the shallow coal workings will need to be grouted in order to ensure the safety and stability of the development. The nature and extent of the remedial works required should be designed by a competent person and agreed with the Permitting Section of the Coal Authority as part of the permissions process. It is noted that the report states that gas monitoring was still being carried out on site at the time the report was prepared. The Coal Authority would expect the findings of the monitoring process to inform any remedial measures which may be required. There are no objections subject to the inclusion of conditions.
- 10.27 The application is supported by a Phase 2 Contaminated Land study. Environmental Services agree with its methodology and findings and raise no objections subject to conditions to secure a Remediation strategy.

Planning obligations

- 10.28 The application triggers the following contributions

Affordable Housing

- 10.29 The Kirklees' interim affordable housing policy advises that the council seeks to secure 20% of dwellings on sites with over 11 or more dwellings, for affordable housing. The policy also advises that on-site provision (housing) is preferred. The application's proposed development includes 30 dwellings. Following the application of the Vacant Building Credit, the affordable housing provision for this development is 2 dwellings; 1 Affordable Rent dwelling and 1 Intermediate dwelling.

Public Open Space

- 10.30 As previously discussed, the Public Open Space (POS) requirement for this site is 900sqm. The proposal includes 3 POS areas totalling over 900 sqm therefore the onsite amenity open space area is sufficient for this scheme. The LAP is required in accordance with 'Fields in Trust' Guidelines. However, in this case due to the proximity of the protected trees and adjacent housing an off-site contribution towards the existing play facility at Birkenshaw Park is considered to be the most appropriate. The contribution required is £102,347.07 together with a £1000 inspection fee for the on-site public open space.

Education

- 10.31 A contribution of £127,322 is required for education requirements arising from the development

Highway Contributions

- 10.32 Highways Development Management and Metro require £10,000 for a bus shelter on Bradford Road and £14,850 towards Metro Cards.
- 10.33 The applicants have submitted a draft Section 106 which includes the provision of the above contributions.

Representations

- 10.34 One representation has been received the issues raised about residential amenity have been addressed in the residential amenity section above.

11.0 CONCLUSION

- 11.1 The principle of development is accepted on this site which is unallocated on the UDP proposals map. The proposal, comprising of thirty dwellings, is considered to represent an appropriate response to the site and its surroundings. The benefits of housing provision weigh heavily in favour of the proposal given the councils lack of a 5 year housing supply. The proposal is considered to accord with the Core Planning Principles of the NPPF and would not adversely impact visual and residential amenity and highway safety.
- 11.2 The recommendation is to delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions, including those contained within the report.

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

1. 3 year time frame for commencement of development
2. Development to be in accordance with the approved plans
3. Samples of Construction Materials
4. Wall to the site frontage to be set back to the rear of the visibility splays
5. Scheme for the provision of a right turn lane from Bradford Road
6. Scheme detailing the proposed internal adoptable estate roads
7. Approved vehicle parking areas to be surfaced and drained
8. Details of protecting the existing 6" water main laid within/adjacent to the site boundary
9. Site shall be developed with separate systems of drainage for foul and surface water on and off site
10. Remediation Strategy to address contamination and coal mining legacy
11. Implementation of Remediation Strategy
12. Submission of Validation Report
13. Reporting of unexpected contamination
14. No development to commence until an Ecological Design Strategy has been submitted and approved.
15. A landscape and ecological management plan
16. Details of boundary treatments to address crime prevention issues
17. Details of the rear garden areas of plots 15-17 to include levels, boundary treatment and retaining walls to demonstrate how adjacent trees will be protected
18. Scheme detailing foul, surface water and land drainage

19. Scheme for temporary surface water drainage
20. Development to be undertaken in accordance with the submitted Bat Method Statement (approved pursuant to prior notification 2017/94058)

2017/94058

Background Papers:

Website link:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f94129>

Certificate of Ownership – Notice served on West Yorkshire Fire and Rescue Service Headquarters

Link to previous outline planning application 2014/93173:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2014%2f93173>