
Report of the Head of Development and Master Planning

STRATEGIC PLANNING COMMITTEE

Date: 20-Jun-2019

Subject: Planning Application 2018/93949 Erection of 5 town houses Land at, Warwick Road, Batley Carr, Batley, WF17 6HY

APPLICANT

S Patel & S Patel & Y
Jasat

DATE VALID

29-Nov-2018

TARGET DATE

24-Jan-2019

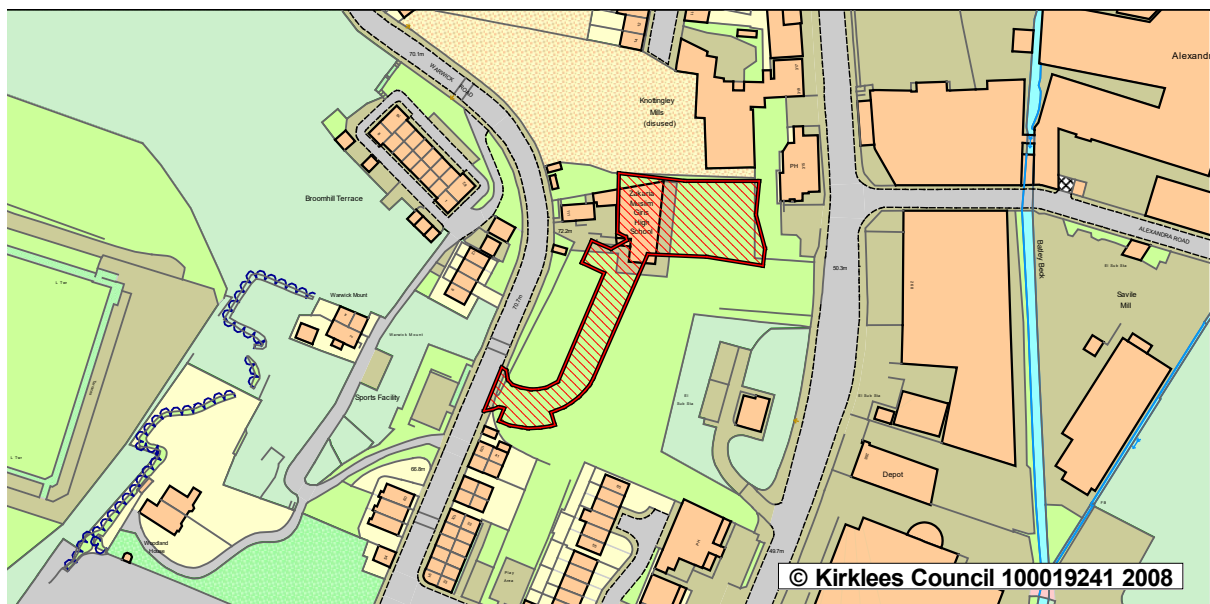
EXTENSION EXPIRY DATE

21-Jun-2019

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: Batley East

Y

Batley East Ward Members Consulted

RECOMMENDATION: APPROVE

DELEGATE approval of the application and the issuing of the decision notice to the Head of Development and Master Planning 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:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Development and Master Planning 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 off site contribution £52,151**
- 2. 4x affordable intermediate houses (3x on-site and off-site contribution equivalent to 1 unit)**

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 Development and Master Planning 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 Development and Master Planning is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

1.0 INTRODUCTION:

- 1.1 The application is brought to Strategic Planning Committee as the development of the site now represents a departure from the Local Plan adopted 27th February 2019. As the site is allocated as Urban Green Space.

The application was previously presented as part of the presentation of 2017/90324 to the Heavy Woollen Planning Sub Committee on 9th November 2017 where Members agreed with Officers' recommendation (with the inclusion of an additional condition relating to the use of natural stone) which was as follows:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Development and Master Planning 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 provision
2. 20% of total number of dwellings to be affordable

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 Development and Master Planning 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 Development and Master Planning is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

- 1.3 The applicant failed to complete the required S106 legal agreement relating to the financial contributions required for Public Open Space and Affordable Housing Provision. A Viability Appraisal was submitted by the applicants and independently assessed on behalf of the Council and further assessed by colleagues in the council's Economic Resilience Team. Due to the low density achieved and scale of dwellings proposed a significant loss would result from the development of the site to the extent that the development as proposed would unlikely to be developed. The applicants were advised to reconsider the proposed development in order to develop the site in a viable policy compliant way. This has resulted in the submission of a third application for an additional 5 dwellings to be served off the same access and to be considered as part of the masterplan for development as a whole thereby increasing the density of the site. A revised viability appraisal was submitted by the applicants and further assessed still resulting in a shortfall in contributions due to the oversized dwellings provided to meet a specific community need. As a consequence the dwellings have been reduced in size and re-evaluated. It is demonstrated that the development for 22 dwellings is able to deliver affordable housing (3x units on site and an off-site contribution equivalent to 1x unit) and contributions for public open space.
- 1.4 A summary of the viability issues is included at paragraph 5.0 above. The council's independent viability assessor has completed their assessment and details of the findings will be reported within a confidential paper that will be circulated to committee members prior to the committee meeting as viability issues are considered to be commercially sensitive information.

2.0 SITE AND SURROUNDINGS:

- 2.1 The existing site forms an area of land which formerly accommodated the main Zakariya Muslim Girls School buildings which have recently been removed. The remaining areas of land to the south are overgrown but are believed to have been playing fields associated with the school at some time in the past.
- 2.2 The southern areas of land neighbouring are subject to planning applications 2017/90322, for the erection of seven dwellings in addition to application 2017/90324 for the erection of 10 dwellings.
- 2.3 The site is located adjacent to high density residential development around the Warwick Road area with more commercial activities to the east located along Bradford Road. The Legends Public House neighbours the site.

3.0 PROPOSAL:

- 3.1 The application site forms part of a larger site that is subdivided into three separately submitted planning applications:

2017/90324 is for 5 pairs of semi-detached properties (3 storey 4 bedroom)

2017/90322 is for a row of 7 dwellings located adjacent to Warwick Road (3 storey 3 bedroom)

2018/93949 is for 5 dwellings in the form of a row of 3 dwellings (2 storey 3 bedroom) and a pair of semi-detached (3 storey 4 bed) properties tucked into the north eastern corner.

All three applications are submitted in full and should be considered in conjunction with one another being one site served off the same access from Warwick Road.

- 3.2 The delivery of the three development sites are reliant on the provision of the same new access which is taken from Warwick Road and extends through the site terminating with a turning head. The dwellings proposed under this application are set in a row of 3 and a pair of semi-detached properties. The dwellings are located to the northern most part of the site occupy a more level area of land and therefore are 2 storeys. The pair of semi-detached dwellings to the east are influenced by the topography of the site resulting in a pair of semi-detached properties that are two storeys to the front and three to the rear, providing 4 bedroom accommodation. Each property has the benefit of off street parking in addition to areas of garden.
- 3.3 The materials proposed for construction are confirmed as natural stone and artificial slate roof.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 As referenced above, applications 2017/90324 for the eastern area of the site and 2017/90322 for development of the western area of land share the same access proposed under application 2018/93949, subject of this report. The three applications result in a total of 22 dwellings and in order to avoid incremental development, the three applications are being considered as a whole for the purposes of contributions to affordable housing and public open space (POS).
- 4.2 Where the site was previously unallocated on the Unitary Development Plan this has now been superseded by the Local Plan adopted on the 27th February 2019 and the allocation amended to urban green space.

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

- 5.1 Following Heavy Woollen Planning Sub Committee on 9 November 2017, a Viability Appraisal was received. This was independently assessed and concluded that the development of the site for 17 dwellings is not viable and unable to provide any contributions with respect to affordable housing and public open space. The scheme was considered so significantly unviable that it was unlikely to be ever be delivered. Officers could not offer support to this scheme.

- 5.2 Through further negotiation and advice offered regarding the scale and density of development an additional separate application for 5 extra dwellings served off the same access as applications 2017/90322 and 2017/90324 has been received and is being considered. The total number of dwellings across the three sites now totals 22.
- 5.3 The viability appraisal submitted to accompany this revised scheme concluded that the scale of development remains unviable this is due to the units being oversized, as a result of meeting a specific community need. As such, the design of the dwelling units have been revised to reduce floor space and include additional bedrooms where appropriate in order to achieve higher sales prices. A revised viability appraisal has been submitted and assessed. The details of which are included within a private paper to be circulated to committee members prior to the Committee Meeting.

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 application site is allocated as urban green space.

LP1 – Presumption in favour of sustainable development

LP2 – Place shaping

LP3 – Location of new development

LP7 – Efficient and effective use of land and buildings

LP11 – Housing mix and economy

LP20 – Sustainable travel

LP21 – Highway safety and access

LP22 – Parking

LP24 – Design

LP28 - Drainage

LP30 – Biodiversity and geodiversity

LP52 – Protection and improvement of environment

LP53 – Contaminated and unstable land

Supplementary Planning Guidance / Documents:

- 6.3 Interim Affordable Housing Policy

National Planning Policy Framework:

- 6.4 **Chapter 2** – Achieving sustainable development
Chapter 5 - Delivering a sufficient supply of homes
Chapter 6 – Building a strong, competitive economy
Chapter 8 – Promoting Healthy and Safe Communities
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making efficient use of land
Chapter 12 – Achieving well designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

7.0 PUBLIC/LOCAL RESPONSE:

7.1 One representation received to the original submission raising concerns regards proximity of residential development to the public house.

7.2 Following readvertisement as a departure there have been no further representations.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

K.C Highways Development Management – No objection.

LLFA – Comments not received

8.2 Non-statutory:

K.C Environmental Services – No objections.

K.C. Ecology – No objections.

K.C. Strategic Housing – Contribution required.

K.C. Landscaping – Contribution required.

Yorkshire Water – No objections subject to conditions.

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

10.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, Paragraph 11 of the NPPF sets out what this means for decision taking as follows:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

10.2 The site is allocated as urban green space on the Local Plan. Policy LP61 states that proposals within such identified areas subject to a specific set of exceptions:

a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or

b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or

c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space.

10.3 In terms of assessment as required by Policy LP61, the land was previously connected to the Zakaria School but has not offered any provision for sport and recreation for a number of years. Being steeply sloping the land has been separated from school activity for some time becoming overgrown and unkempt. Since the more recent closure of the school, the stone building located to the site frontage that provided administration accommodation has been converted to a residential property and all other remaining buildings have been dismantled and removed from the site. The open space is therefore no longer required to meet the local need of the school for sport or recreational purposes. Furthermore, the topography and accessibility to the site prevents effective use of the land for any other leisure purposes.

10.4 Assessment as to the loss of land in respect of its contribution in terms of visual amenity, landscape or biodiversity value is summarised below and further addressed later in the report. The land is overgrown and unkempt in appearance with limited contribution in terms of visual amenity both from areas that surround the site and views from further afield. To conclude it is not considered that there are overriding reasons why the development of this land would be inappropriate in this instance.

10.5 Chapter 11 of the NPPF promotes the effective use of land in meeting the need for homes whilst safeguarding and improving the environment. Paragraph 122 states that planning decisions should support development that makes efficient use of land. Policy LP7 of the Local Plan reiterates this stating that proposals should encourage the efficient use of previously developed land. Housing densities should ensure efficient use of land, in keeping with the character of the area and the design of the scheme: developments should achieve a net density of at least 35 dwellings per hectare. Whilst higher densities are sought

the development should continue to contribute to the area's prevailing character and setting (including residential gardens). Development should be well designed, attractive and secure healthy places (para 122 (e) of the NPPF)). The erection of 22 dwellings on this site would contribute to the supply of housing. The revised development proposals result in a density of 35 dwellings per hectare across the three sites.

- 10.6 The provision of 22 dwellings in a sustainable location will contribute to the provision of residential homes in the area.

Urban Design issues

- 10.7 The application site is overgrown and unkempt in appearance and all buildings associated with the school have been removed. Although the supporting statement describes this grassed area of land as former playing fields it is clear that the land is not maintained as such nor is access easily obtainable. Whilst it is clear that in the main the site has not previously been developed, it is an open area of green space the loss of which has been assessed. The removal of the school buildings is welcomed as these were in a poor state of repair and had a negative impact on the area.
- 10.8 Due to the quality of the land and topography of the site it is considered that the site has very limited contribution to the visual amenity of the area and the development would provide wider benefit in providing housing in place of the loss of a green field site in addition to replacing dilapidated school buildings.
- 10.9 Chapter 12 of the NPPF emphasises the importance of good design. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Decisions should ensure that developments are visually attractive, sympathetic to local character and history and establish a strong sense of place (paragraph 127). The layout of buildings should respect any character the area may have. New development should also respect the scale, height and design of adjoining buildings and be in keeping with the predominant character of the area.
- 10.10 The scheme has been designed so as to take advantage of the topography of the site and views to the east. The dwellings proposed across the three development sites are a combination of semi-detached and terraced properties. The dwellings use the topography of the site with house types H1 and H2 and H4 appearing two storey to the front increasing to three storey at the rear. House types H3 are orientated across the site and as such are two storey.
- 10.11 The development complements the character of the area being of a higher density similar to existing nearby residential areas. The local townscape and the design of existing houses in the area has been taken into account. The layout follows the linear form of development that is predominant within the immediate vicinity. The size, height, scale, window proportions and roof pitch have been given careful consideration to create a development that is both sympathetic towards and integrates well with its surroundings and it is considered that it achieves these aims. The row of 7 dwellings retains space to the site frontage achieving some of the openness that currently exists. Following resolution of Members at Heavy Woollen Planning Committee the materials of construction agreed are natural stone and slate however Members

previously stated that natural stone should be used as it is more appropriate to the area. As such a condition is imposed to ensure the development is in accordance with Local Plan Policy LP24.

- 10.12 An area of planting/green space is incorporated at the site entrance to the development, softening the visual impact the development will have. The landscaped area is located around a bank of parking and as such softens the hard landscaping. Taking into account the development of the site with hardstanding/access roads, the incorporation of areas of green space are welcomed. It is considered on balance, that the details would provide a development that would meet the aims of chapter 12 of the NPPF by contributing positively to the surrounding area and would also be in accordance with Local Plan Policies LP2 and LP24 of the Local Plan.

Residential Amenity

- 10.13 The dwellings of the wider site (3x application sites) are located in two rows either side of the new access road with a further group of 5 at the northern end of the site. The dwellings subject of this application are located to the northern tip of the site set to the east of the former stone school building. The dwellings form a row of three properties and gardens along the northern boundary with a pair of semi-detached properties at right angles located adjacent to the row of 10 semi-detached properties proposed under 2017/90324. The five properties are set into the corner of the site and are not considered to result in any loss of amenity to any nearby occupants. Space is provided to the rear of the dwellings proposed and the juxtaposition internally contributes to mitigating against any matters of privacy between the dwellings proposed.
- 10.14 The design of the dwellings are influenced by the topography of the land. The adjoining applications show dwellings set back from the Warwick Road frontage with parking to the rear and the site access separating those from the 10 semidetached properties located opposite. The distances between the dwellings are considered sufficient to mitigate any potential loss of privacy.
- 10.15 The site is set sufficient distance from existing dwellings on Grafton Street but privacy to their garden area would be maintained as part of the wider development scheme as a 2.0m high fence is proposed to be erected along the shared boundary. This can be secured via condition. Due to the land level differences, whilst officers are of the opinion that a satisfactory development is proposed, it is recommended that a condition relating to finished floor levels is imposed in order to ensure that there would be no overbearing impact created upon any residents.
- 10.16 With regard to nos. 109 Warwick Road and no.41 Grafton Street, which are back to back properties located to the south of the site, there are windows in the gable of these properties which face towards the application site. This application site would be set sufficient distance from those existing so as to avoid any loss to the amenity of any occupants. The proposed access into the application site would also be separated from the gable of these properties by the proposed soft landscaped area and parking spaces.
- 10.17 To summarise, it is not considered that the design will result in any loss of amenity to any existing occupants and those purchasing any of the dwellings will be fully aware of the relationship. Each dwelling includes adequate amenity space for future occupants with an additional parcel of land for each of the 3

terraced properties. It is considered that the scale, design and layout of development accords with the aims of Policy LP24 in terms of residential amenity and as such is acceptable.

Landscape issues

- 10.18 The wider application site includes two areas of greenspace that are proposed for planting. Discussions regarding the provision of new open space have concluded that an offsite contribution would be acceptable in this instance.
- 10.19 Local Plan Policy LP30 requires that applications for planning permission incorporate landscaping which protects/enhances the ecology of the site. A revised Ecological Assessment has been submitted during the course of the application. This report addresses Officer concern and the recommendations, although general in nature, are appropriate for the proposed scheme. Conditions are recommended to provide more certainty in terms of biodiversity outcomes. Any lighting scheme will need to take account of the adjacent Kirklees Wildlife Habitat Network, and an appropriate condition can be imposed in this respect. The scheme has been assessed by the Council's Ecologist, and providing mitigation and enhancements are conditioned, the proposals would comply with the objectives of Chapter 15 of the NPPF.
- 10.20 The development is considered to be in accordance with Policy LP30 of the Local Plan and with the inclusion conditions as recommended would ensure that the proposal would improve biodiversity within the local area, complying with current guidance contained within the NPPF.

Housing issues

- 10.21 Chapter 5 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 68 of the NPPF recognises that "small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes". The development site forms three moderate parcels of land located within a residential area. Although the Local Planning Authority can demonstrate a five year land supply the development of 22 houses would contribute to housing delivery.
- 10.22 The development would contribute to the aims of chapter 5 of the NPPF in that it would provide additional housing in a sustainable location. Furthermore the site as a whole would deliver the provision of 3 onsite affordable units shown as house type H4 on the masterplan (within application 2018/93949) in addition to an off-site contribution in lieu of a fourth unit.

Highway issues

- 10.23 A single access is shown to serve the three development sites. This is to be taken off Warwick Road, to the north of nos. 109 Warwick Road and 41 Grafton Street. The point of access is considered acceptable from a highway perspective to serve the number of dwellings proposed.

- 10.24 The revised layout plan is considered to incorporate a suitable internal turning area for vehicles to manoeuvre.
- 10.25 Officers accept that this is a steeply sloping site however, during the course of the application additional information has been submitted which demonstrates that satisfactory gradients for the internal road and driveways can be achieved. Further detail of the internal road, which shall be to an adoptable standard, is recommended to be secured via condition.
- 10.26 To summarise, the proposals, with the inclusion of the recommended conditions, are considered satisfactory from a highway safety and efficiency perspective, in accordance with policies LP21 and LP22 of the Local Plan.

Drainage issues

- 10.27 The NPPF sets out the responsibilities for Local Planning Authorities in determining planning applications, including flood risk assessments taking climate change into account and the application of the sequential approach. Comments are awaited from the Lead Local Flood Authority and it is expected any outstanding matters can be resolved by condition. Yorkshire Water have raised no objections subject to the inclusion of conditions regarding drainage specifically.

Representations

- 10.28 One representation was received regarding the issue of proximity of their establishment to the site. The application has been assessed taking into account the proximity to the business and an acoustic report has been considered acceptable subject to conditions.

Planning Obligations:

- 10.29 When originally reported to the Heavy Woollen Planning Sub-Committee on 9th November 2017, the following contributions were being sought:
- 10.30 *Affordable Housing:*
Following comments provided by Strategic Housing, the Council applied the Council's interim affordable housing policy requirement of 20% of the development being affordable to be secured by S106 Agreement. This equates to 4.4 dwellings but rounded up to 5x dwellings. The viability appraisal submitted to accompany the revised scheme (increasing the numbers to 22) concluded that the scale of development remained unviable but this was due to the units being oversized. Whilst the scale of the dwellings has been influenced by the provision of meeting a community need the units have been amended to reduce floor space and include additional bedrooms where appropriate in order to achieve higher sales prices. A revised viability appraisal has been submitted and assessed. This concludes that 3X affordable units on site can be delivered through the scheme in addition to an off-site contribution equivalent to 1X unit. Whilst this is a shortfall of 0.4 units it can be justified in this instance due to the provision of housing meeting a community need, site constraints including the topography of the land in addition to abnormal costs associated with the development. A confidential paper that will be circulated to committee members prior to the committee meeting as viability issues are considered to be commercially sensitive information.

10.31 *Public Open Space*

The three applications result in the erection of 22 dwellings over three development sites and as such fall within the threshold for requesting a public open space contribution (because of the resultant overall site area), in accordance with Policy LP63 of the Local Plan. As part of this application, a small area of on-site provision is proposed which is insufficient for policy requirement. In line with the calculations for public open space this results in a shortfall requiring an off-site contribution of £52,151. The applicants have confirmed that they will enter into a S106 for this sum.

10.32 The applicants have confirmed their agreement at entering into a S106 to deliver affordable housing and the provision of public open space as outlined above.

Other Matters

10.33 *Noise*

The application site was assessed due to its vulnerability to potential noise disturbance from the nearby substation and adjacent entertainment establishment. Environmental Health has recommended specific noise attenuation measures to be incorporated into the development, to be validated prior to any occupation. These are to be secured via suggested conditions and would ensure that the proposals accord with the aims of Policy LP52 of the Local Plan and chapter 15 of the NPPF.

10.34 *Sustainable transport:*

Paragraph 35 of the national Planning Policy guidance states that “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to...incorporate facilities for charging plug-in and other ultra-low emission vehicles.”

10.35 As such, this development should encourage the use of ultra-low emission vehicles such as electric vehicles. A condition is recommended in relation to the provision of facilities for charging plug-in electric vehicles.

10.36 There are no other matters considered relevant to the determination of this application.

11.0 CONCLUSION

11.1 The number and scale of the dwellings proposed would result in a development that is able to deliver contributions in respect of the provision of affordable housing and public open space as required by Policies LP11 (affordable housing) and LP63 (new open space). Whilst this is a shortfall as to what would be fully policy compliant it is considered in this instance that the development can be supported due to the topographical constraints of the site and abnormal costs evident.

11.2 It is considered that the design of the development is appropriate for this setting and that the proposal would not have a significant adverse impact on local amenity, highway safety or local flood risk.

11.3 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.

11.4 This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 S106 for 3 affordable units on site and contribution equivalent to an additional dwelling. Also an off-site contribution of public open space.

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

1. Time limit for implementation – 3 years
2. Plans to be approved
3. Materials (natural stone and slate to be submitted)
4. Remove permitted development rights for new extensions / outbuildings
5. Areas to be surfaced and drained
6. Access sightlines to be provided
7. Details of internal adoptable roads
8. Details of the method of storage/access for waste
9. Noise mitigation in accordance with submitted report
10. Specification of acoustic barrier
11. Ventilation scheme
12. Scheme for provision of electric vehicle charging points
13. Landscape/ecological mitigation and enhancement plan
14. Finished floor levels
15. Boundary treatments
16. Separate systems for drainage
17. Surface water disposal

Background Papers:

Link to planning application details:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018%2f93949>

Certificate A signed by the agent: Michael Coates

Link to the planning application for 7 dwellings (2017/90322)

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f90322>

Link to the planning application for 5 dwellings (2017/90324)

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f90324>