

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

18 JULY 2019

**Please note the venue for the meeting is:
The Hudawi Centre, Great Northern Street,
Huddersfield HD1 6BG**

Planning Application 2018/94120

Item 14 – Page 73

Erection of single storey outbuilding

Blackberry Farm, 27, Crosland Edge, Meltham, Holmfirth, HD9 5RS

Recommendation:

slight amendment to the wording of the reason for refusal as outlined below:

1) The proposed **outbuilding**, when considered cumulatively with the previous extensions to the host property, combined with its overall scale, siting and design, would result in disproportionate additions to the original dwelling and a detrimental reduction in the openness of the Green Belt and harm to visual amenity. The proposed development would therefore represent inappropriate development within the Green Belt and no very special circumstances have been submitted to clearly outweigh the harm caused by reason of inappropriateness or other harm. The proposal would therefore fail to accord with the requirements of Policies LP24 (a) and LP57(a) of the Kirklees Local Plan and policies within the National Planning Policy Framework.

Erection of 9 dwellings (modified house types)

Land at, Stoney Bank Lane, Thongsbridge, Holmfirth

Paragraph 4.1 Site History

COMP/19/083 – Major Site Monitoring update.

A site monitoring visit was carried out by the Compliance Officer on 12th July 2019

The site visit established that the ground levels to the rear of the proposed dwellings are currently in accordance with the previous approval with an approx. 2 metre drop from the southern boundary and levels continuing before a further drop in level where the dwelling are proposed to be sited.

A number of photos were taken, which are to be presented to Members at committee.

At this stage of development there is no reason to believe the levels are not in accordance with the original approval. Whilst a drilling rig continues to bore deep foundations for the retaining wall on the southern boundary these will equally serve to support either approved or proposed retaining wall. This does not breach the previously approved plans. Furthermore, the site manager is fully aware of the situation and knows not to carry out any changes in ground levels until such time permissions are in place.
