

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No: 2017/44/93150/E

Site Address: 113, Westfield Lane, Wyke, BD12 9LY

Description: Discharge conditions 3 (materials) and 6 (drainage) on previous permission 2017/91748 for demolition of 1 dwelling and erection of 4 dwellings

Recommending Officer: John Ritchie

DECISION – APPROVE DISCHARGE OF CONDITIONS

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 13-Oct-2017

2017/93150 - Officer Report

This application relates to planning permission for the demolition of one dwelling and the erection of four dwellings at 113 Westfield Lane, Wyke – 2017/91748. The application seeks to discharge the following conditions.

3. The dwellings shall be constructed of artificial stone and Spanish blue slate. Samples shall be inspected by and approved in writing by the Local Planning Authority before works to construct the superstructure of the dwellings commence. Thereafter the dwellings shall be constructed of the approved materials and be retained.

Reason: *In the interests of visual amenity and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan and chapter 7 of the National Planning Policy Framework.*

Assessment

The proposed materials are Marshalls Buff York Cromwell artificial stone and Spanish blue slate. This is confirmed in a covering letter and photographs. These materials are acceptable for the purposes of the condition.

6. A scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) shall be submitted to and approved in writing by the Local Planning Authority before works to construct the foundations of any of the dwellings commence. None of the dwellings shall be first occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and thereafter be retained.

Reason: *To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental well-being and to accord with Policy BE1(iv) and the Kirklees Unitary Development Plan as well as chapter 10 of the National Planning Policy Framework.*

Assessment

The submitted details have been reviewed by the Lead Local Flood Authority who raise no objections.

DRAFT LETTER

Condition 3(Materials)

You have proposed the following materials:

- Marshalls Cromwell Buff York pitched faced artificial stone walling.
- Spanish natural slate.

These materials are acceptable for the purposes of condition 3. The condition requires that the approved development be constructed in the agreed materials and retained. In such circumstances the condition endures for the lifetime of the development and cannot be completely discharged at this time.

Condition 6 (Drainage)

You have submitted the following details:

- Drainage Calculations
- Drawing of Typical Attenuation Tank Layout dated 18 July 2013.
- Proposed Drainage Layout received 6 October 2017.
- Existing Drainage Layout received 6 October 2017.

These details are acceptable for the purposes of condition 6. The condition requires that the approved development be constructed in accordance with the agreed drainage scheme and retained. In such circumstances the condition endures for the lifetime of the development and cannot be completely discharged at this time.

Report Dated:

9 October 2017
