KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2017/62/93444/W
Site Address:	Almondbury Methodist Church, Westgate, Almondbury, Huddersfield, HD5 8XJ
Description:	Replacement roof (within a Conservation Area)
Recommending Officer:	Francis Davies

DECISION – conditional full permission

I hereby authorise the approval of this application for the reasons set out in the committee authorisation and recommendation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 15-Mar-2018

Decision Authorisation - Committee Authorisation

Application Number – 2017/93444

Committee: Huddersfield Sub-committee

Date of Committee: Thursday 22nd February 2018

Officer Committee Recommendation: REFUSE

Committee Decision: **RESOLVED –** Contrary to the officer's recommendation that the application be delegated to the Head of Strategic Investment for conditional full permission.

The Committee considered that the benefit to the community outweighed the harm to the Conservation Area and that the proposed roof covering would not in itself form a prominent feature in the Conservation Area as the majority of roofs in the area were of dark slate. In addition the Committee requested officers to investigate if the proposed covering could be ribbed in a similar fashion to the existing roof. However if this was not possible the Committee considered that the proposal would remain acceptable.

Officers have investigated whether the proposed covering could be ribbed with the applicants. This would not be feasible and therefore, in accordance with the resolution of the committee, the application is to be approved in accordance with the submitted specification.

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of retaining the significance of Almondbury Conservation Area and to accord with Policies BE1 and BE5 of the Kirklees Unitary Development Plan, Policy PLP35 of the Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework.

NOTE:
Biodiversity and Ecology
Although the application site is located within a bat alert area, it is not identified on the maps as having a bat roost. The dwelling is also well sealed and unlikely to have any significant bat roost potential. Notwithstanding this, a note recommending that the advice of licensed bat work should be sought if any bats are found during the development. If this application is approved this note would be relayed on the applicant via the decision notice, for the proposal to comply with the guidance contained within the NPPF.

Plans and Specifications schedule:

Plan Type	Reference	Version	Date Received
Location Plan	-	-	13th October 2017
Supporting Statement	-	-	13th October 2017
Supporting Information	-	-	13th October 2017

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Officers secured further information through the course of the application to address issues relating to potential harm the character of the Almondbury Conservation Area.

Report Dated: 15/03/2018