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:	2017/44/93647/W
Site Address:	Rose Hill Natural Burial Ground, Birkby Hall Road, Birkby, Huddersfield, HD2 2BS
Description:	Discharge condition 7 (vehicular access) on previous permission 2015/93884 for Change of use from residential (C3) to chapel facility (D1) and tea room (A3), erection of extension and alterations, formation of extension to car park with demolition of part of boundary wall to form additional entrance from Birkby Hall Road (Listed Building within a Conservation Area)
Recommending Officer:	John Ritchie

DECISION – details submitted in respect of condition 7 satisfactory (subject to proviso)

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 22-Nov-2017

2017/93647 - Officer Report

This application relates to planning permission for change of use from residential to chapel facility and tea room with extension to car park and additional entrance at Rose Hill Burial Ground, Birkby Hall Road, Birkby – 2015/93884. The application seeks to discharge condition 7 as follows:

7. Before the tea room and chapel use hereby approved is brought into use, a scheme of details for the signing and lining of the vehicular access and egress for the development hereby approved shall submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with the approved scheme which shall be retained thereafter. ***Reason****: In the interests of highway safety and to achieve a satisfactory layout and in accordance with Policy T10 of the Kirklees Unitary Development Plan.*

Assessment

The KC Highways Officer has reviewed the submitted information and considers it acceptable from a road safety point of view. The submitted plan does not show the scale of the proposed signs on the entrance walls which are part of the grade II* listed building. An advisory note will be attached to the decision letter requiring the dimensions to be agreed.

Report Dated: 21-Nov-2017