

**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: 2018/44/90068/E

Site Address: 21, Northfield Lane, Highburton, Huddersfield, HD8 0QT

Description: Discharge condition 4 on previous permission 2017/90828 (APP/Z4718/W/17/3177245) for demolition of existing outbuildings and erection of detached single storey building to create annexe accommodation associated with 21, Northfield Lane, Highburton, Huddersfield, HD8 0QT

Recommending Officer: John Ritchie

DECISION – DISCHARGE OF CONDITION APPROVE

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: 01-Feb-2018

2018/90068 - Officer Report

This application relates to planning permission for the erection of new annex accommodation at 21 Northfield Lane, Highburton issued on appeal – 2017/90828. The application seeks to discharge condition 4 as follows:

No development shall take place until a scheme of intrusive site investigations has been submitted to and approved in writing by the local planning authority. Prior to commencement of development, the approved scheme of intrusive site investigations shall be undertaken and the findings submitted to and approved in writing by the local planning authority. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development takes place.

The reasons for the condition was to ensure safe development within this Development High Risk Area identified by the Coal Authority.

Assessment

A report on rotary probing has been submitted and has been reviewed by the Coal Authority. The report finds that an intact coal seam is present below the site with no evidence of mine workings. It concludes that there is a null or negligible risk to the approved development from coal workings and mine gas. On this basis the Coal Authority has no objection to the discharge of the condition.

Decision Text

You have submitted a Report on Rotary Probing by RGS reference J3607/16/E dated January 2018. On the basis of the information in the report and the conclusions of the report author condition 4 is discharged.

Report Dated:

1 Feb 2018
