

**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: 2018/62/90332/W

Site Address: Workshop, King Cliff Road, Birkby, Huddersfield, HD2 2RR

Description: Erection of extensions and alterations to workshop to form one dwelling (within a Conservation Area)

Recommending Officer: Farzana Tabasum

DECISION – Full Conditional Permission

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.

Neil Bearcroft

AUTHORISED OFFICER

Date: 30-Nov-2018

Officer Report

Site Description

The application site relates to a plot to the rear of residential properties on Halifax Old Road. The site currently accommodates a two storey detached derelict brick constructed building. It is positioned with its rear and side elevation up against the south east corner of the site. The site also accommodates a single storey flat roofed breeze block structure set back into the site and up against the northern boundary. The site is flanked by the rear of residential properties and a back lane, to the east, a bowling club to the south and a vehicle auto repairs garage beyond the northern boundary.

Description of Proposal

The application is for extensions and alterations to the existing two storey building to form a 4 bedroom dwelling as revised. This would result in a two storey side extension, to project out approximately 5.50m and to continue with the same roof profile as the existing with a continuation of the eaves and ridge height of the existing building. Other than a small ground floor opening in the east elevation, all other openings will be created in the northern elevation facing internally within the site.

The proposals also include the formation of a pitch roof over the single storey structure. the plans as now revised do not include raising the eaves height of single storey garage structure. This is proposed to be utilised for storage purpose for the applicant's materials and machinery in association with his building business.

History of negotiations/amendments received

Negotiations have taken place during the course of the applications. This has resulted in revised plans and additional information to address concerns in relation to trees and the potential impact on the structural stability of land/highways along the western boundary towards Jack Hill. The revised plans were also sought which showed accurate information in relation to what is proposed and to ensure all the plans correspond with each other.

Relevant Planning History

2004/95673 – conversion and extension of workshop to one dwelling (within a conservation area) to rear of 149 Halifax Old Road – granted 2005 subject to conditions

Representations

Final publicity of revised proposals expired 26th November.

The scheme as initially submitted attracted two representations. Following publication of the revised plans and additional information one representations is received.

A summary of the comments received is set out below:

- Extensions including roof to storage building too large and out of keeping with area
- Stability issues particularly to Jack Hill

- Concerns due to past coal mining works
 - Materials should be stone not brick
 - Development will impact on adjacent protected trees
- Response: assessed below

- Land within the site is not all in ownership of applicant

Response: the application is accompanied with certificate D which indicate the applicant has taken all reasonable steps to find out the names and addresses of everyone else who may own any part of the application site but has been unable to do so.

- Obstructions to and along unadopted back lane from construction traffic and excavation works causing disruption
 - Parking along the unadopted lane will increase
 - On site turning area for vehicles should be provided
- Response: the proposals have been considered by highway officers, who raise no concerns. It is also acknowledged that previously a condition was attached to the historical permission for an on site turn around are for vehicles to be provided. However on review of the proposals and given the low traffic speeds on this back lane it was not considered necessary to request for an on site turnaround are in this instance.

It is also the responsibility of the developer/applicant to ensure access is not obstructed on the un-adopted lane during construction, which is a civil matter.

- Noise concerns during construction works
- Response: a note suggested by environmental services will be included on the decision notice to control the hours of work/construction.

- No confirmation of how long to complete development if approved
- Response: unfortunately, the completion of development within a certain time frame cannot be conditioned/controlled through planning.

- Connection to utilities
- Response: noted. Not a planning matter.

- Difficult for Service vehicles to gain access onto un adopted lane in winter icy weather.
- Response: noted

- Parked vehicles may unhinder access to garage on opposite side of lane
- Response: this would be a civil matter if access is required onto third party land.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

DM Highways – support revised scheme with 3 on site parking spaces, subject to condition.

Tree Officer – no objection to the revised Final revised scheme, subject to conditions. it is however, acknowledgement that the AMS relates to a footprint of a building which has now been reduced and as such the condition should reflect this.

Environmental Health – no objection subject to conditions in relation to unexpected contamination, provision of 1 electric vehicle charging point and a noise report

Structures team comments – on receipt of further information, the proposed development would be located sufficiently away from the existing highway to have any adverse impact on it

Coal Authority – on receipt of further information, withdraw their earlier objection and recommend condition/s

Informal advice sought from Conservation & Design Officers.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 48 of the National Planning Policy Framework (2018). In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2018), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

The site is unallocated on the UDP Proposals Map and on the Kirklees Publication Draft Local Plan, and lies in within the Birkby Conservation Area.

Kirklees Unitary Development Plan:

BE1 Design

BE2 – topography of the site & surrounding development

BE5 – Conservation Areas

D2- amenity & highway considerations

EP4 - noise sensitive development near noise generating uses/development

G6 – contamination
NE9 – Trees
T10 – Highway considerations
T19 – Parking Standards

Kirklees Publication Draft Local Plan (PDLP):

PLP21 – Highway safety & access
PLP24 - Design
PLP33 – Trees
PLP35 – Historic Environment
PLP52 – Protection & improvement of environmental quality
PLP53 –contaminated & unstable land

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 24th July 2018, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 12 – Achieving well-designed places
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment

Assessment:

Principle of development:

As noted above the principle for the conversion and extension of the workshop was approved in 2005. The applicant states, although not completed the permission was implemented. Whilst there has been a change in policy since the original permission and the Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, these do not vary from those within the UDP and are consistent with the National Planning Policy Framework (2018), as such the principle remains acceptable. All other relevant matters are considered below.

Impact on visual amenity and the Conservation Area:

The application site is on unallocated land. Policy D2 of the UDP applies which requires that new development on unallocated sites does not prejudice the implementation of proposals in the plan; the avoidance of over-development; the conservation of energy; highway safety; residential amenity; visual amenity; the character of the surroundings; wildlife interests; and the efficient operation of existing and planned infrastructure.

The site also lies within the Birkby Conservation Area. Section 72 of the Listed Buildings & Conservation Areas Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation

Area. This is mirrored in Policy BE5 of the Unitary Development Plan, emerging Policy PLP35 of the Publication Draft Local Plan together with guidance in Chapter 16 of the National Planning Policy Framework.

The proposals are for a two storey extension on the siting of the previously approved lean to single storey extension. The footprint would be increased by 1.50m when compared to the previously approved extension. Whilst the bulk scale and massing of the original building, with the introduction of a two storey side extension would be increased, due to the proposed siting, which would be set back into the plot, it is unlikely to detract from the surrounding development. Furthermore, the revised scheme would retain the original linear form and character of the host building. In addition the landscaped area mature trees beyond the western boundary, outside the application site will ensure a mature setting to the proposed extension thus aiding it to blend into the locality.

The addition of a pitch roof to the existing single storey detached storage building would be acceptable in the context of the adjacent sites and development on this back lane which consists of structures of similar size and design on the edge of their boundaries.

It is therefore considered that the proposed layout would be in keeping with the character and appearance of the surrounding development in this conservation area.

This together with the proposed facing materials, retention of the existing boundary treatments would retain a sense of local identity which would not detract from the characteristics of the site and this part of the conservation area. It is considered that the proposals as revised could be adequately accommodated on this site, in accordance with the relevant policies stated above and Policies PLP24 and 35 of the PDLP as well as section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

Permission would be required for any future extension to the front and side as the site lies within a conservation area. As such it would only be necessary to withdraw permitted development rights for any development within Classes C, D and E of the GPDO, to retain and preserve the characteristics of building, conservation area and to prevent overdevelopment of the site. This can be conditioned.

Impact on residential amenity

The impact of the development on residential amenity needs to be considered in relation to Policies D2 and BE12 of the UDP and Policy PLP24 of the PDLP.

UDP Policy BE12 sets out minimum separation distances to maintain privacy and open space for the occupants of residential development. Distances less than the recommended minimums will only be accepted if by reason of permanent screening, changes in levels, or innovative design, no detriment would be caused to existing or future occupiers.

Having regard to the layout, orientation and position of openings mainly in the northern elevation, and distances between the site in relation to the surrounding properties as well as internally within the site, between the proposed dwelling and garage block, I am of the opinion the development is unlikely to affect the amenities of the existing and future residents. The proposal is therefore considered by retaining the existing distances to have an acceptable impact on the amenity of surrounding properties. The proposal would therefore comply with Policies BE12 and D2 and Policies PLP24 of the PDLP.

Other than those shown, it is however necessary to restrict the creation of any additional openings to avoid overlooking into adjacent sites/ property and to avoid future concerns in relation to shading from the adjacent protected trees.

The site is adjacent to a working vehicle garage and other commercial uses such as the bowling green/club immediately south of the site. It is the applicants intention to live in the propose dwelling himself and whilst it would be a case of future occupants being aware of the nearby noise generating uses, it is considered necessary for a noise report as advised by Environmental Health Officers to be conditioned. This is to avoid any potential prejudicing of the ongoing viability and operations of existing neighbouring businesses. The noise report should include measures to be taken to protect the development from noise from adjacent commercial/industrial premises which shall be submitted before development commences, to which the applicant is agreeable to. Subject to this the proposals would accord with Policies EP4 of the UDP, PLP52 of the PDLP and guidance within paragraph nos. 127(f), 170(e) and 180 of the NPPF.

Highway safety

The highway impact of the development was previously assessed in relation to Policies T10 and T19 of the UDP, Policies PLP 21 and 22 of the PDLP

On review of the site block plan, Highway officers are satisfied that the proposals which now demonstrates on site parking for 3 vehicles, refuse storage and collection point would be accommodated and not cause causing a significant detrimental impact or harm to highway safety to the users of this and the surrounding highway network. However it is considered appropriate and necessary to impose a condition in relation to surfacing and retention of these areas to be retained for these purposes to accord with Policies D2, T10, and T19 of the UDP and PLP 21 and 22 of the DPLP.

Impact on trees:

UDP Policy NE9 seeks to retain mature trees on development sites. The importance of retaining trees is also highlighted in policy PLP33 of the PDLP.

The trees on and adjacent to the site are protected by virtue of the site being in a conservation Area and as such have the same status as trees with Tree Preservation Orders. Arboricultural information which took into account the

proposed scheme was received during the course of the application. On assessment of this information the Council's Arboricultural Officer states:

"The trees information provided shows that there will be no direct impact at the construction phase on the adjacent protected trees so I've no objections on those grounds. Although I do have concerns about shade issue with the windows located on the rear elevation. Given the size and proximity of the trees, these windows will have suffer shade issues, this will lead to future pressures to fell or excessively prune the protected trees. We really need to see these windows moved from the rear elevation to the sides so they are not dominated by trees conflicts".

Consequently, the proposals have been revised again to address overdevelopment issues. The revised scheme now omits the openings referred to above, by the Tree Officer and as such addresses the concerns in relation to shading.

Subject to the conditions recommended by the Tree Officer, it is considered the long term viability of the trees on the adjacent site would not be compromised nor would there be extra pressure from the proposals to fell these trees in compliance with Policies NE9 of the UDP, PLP24 and 33 of the PDLP as well as guidance in the NPPF.

Other matters

Air Quality

Although there are no known Air Quality issues in this specific location, in order to improve Air Quality throughout Kirklees, it is general practice to condition for a the provision of an electric charging points to promote the use of electric vehicles for each new dwelling. This is in accordance with paragraph 124 of the NPPF which requires the cumulative impacts on air quality from individual sites to be considered and the West Yorkshire Low Emissions Strategy. It would also accord with emerging policy PLP24 of the PDLP.

Unexpected contamination

To ensure that any unexpected contamination is dealt with appropriately and to protect the future occupants of the development from any risk of contamination Environmental Service officers recommended a standard condition in the event of unexpected contamination. This will be imposed on the decision notice to accord with Policies G6 of the UDP, PLP53 of the Publication draft Local Plan and guidance within Chapter 15 of the NPPF.

Structural stability issues

The proposals have been revised and a section showing the extent of the proposed development in relation to the adjacent land towards Jack Hill which carries a public highway been provided. On assessment of this information the Councils Structures team is satisfied that the proposed development is located sufficiently away from the existing highway to have any adverse impact on it, in accordance with paragraph no. 178 of the NPPF.

Coal Risk

The application site falls within the defined Development High Risk Area. As such an appropriate coal mining risk assessment was provided during the course of the application. This has been considered by the Coal Authority who concurs with the recommendations of the Coal Mining Risk Assessment Report; that coal mining legacy potentially poses a risk to the proposed development and that appropriate intrusive site investigation works should be undertaken prior to development in order to identify the presence/absence of any unrecorded bell pit entries. This can be conditioned as recommended by the Coal Authority who advice the condition to be a pre commencement condition.

In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works/foundations identified by the site investigation are either undertaken prior to commencement of the development or are integral to it.

Representations:

Addressed above

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation – Approve

Decision Authorisation - Delegated Powers

Application Number:2018/90332

Officer Recommendation: C.F.P

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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, and to accord with policies BE1, BE2 and BE5 of the Kirklees Unitary Development Plan, PLP24 and PLP35 of the Kirklees Publication Draft Local Plan as well as guidance set out in the National Planning Policy Framework.

3. The hereby approved extension shall be externally faced using brick to match the host building and roof extension to the storage building shall be completed matching the roof slates of the host building.

Reason: In the interest of visual amenity and so as to preserve the character of the

Birkby Conservation Area in accordance with Policies BE1, BE2, and BE5 of the Kirklees Unitary Development Plan, Policies PLP24 and PLP35 of the Kirklees Publication Draft Local Plan and Policies set out in the National Planning Policy Framework.

4. Before development commences to construct the superstructure of the hereby approved extension a report specifying the measures to be taken to protect the development from noise from adjacent commercial/industrial premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

- (i) Determine the existing noise climate,
- (ii) Predict the noise climate in garden (daytime) bedrooms (night-time) and other habitable rooms of the development, and
- (iii) details of the proposed attenuation/design (including ventilation if required) to protect the amenity of the future occupants of the approved dwelling

Thereafter the development shall be carried out in accordance with the approved details and verified as complete in writing to the Local Planning Authority before occupation of any of the dwelling.

Reason: So as to protect the residential amenity of the future occupants of the approved dwelling and to avoid potential prejudicing of the continued operations of the adjacent businesses, in accordance with Policy EP4 of the Kirklees Unitary Development Plan, Policy PLP52 of the Publication Draft Local Plan and Chapter 15 of the National Planning Policy Framework

5. The development shall not be brought into use until all areas indicated to be used for access and parking areas have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) those areas shall be so retained, free of obstructions and available for the use(s) specified on the submitted/listed plan(s) thereafter.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking, and in the interest of mitigating an increase in flood risk, to accord with Policies D2 and T10 of the Kirklees Unitary Development Plan, Policy PLP24 of the Publication Draft Local Plan as well as the aims of the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order), no buildings or extensions falling within Classes C, D & E of Part 1, Schedule 2 of the Order shall be undertaken without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site and in the interests of the long term viability of trees on the adjacent site and to preserve the setting of the Conservation Area in accordance with Policies D2, BE2, NE9 and BE5 of the Kirklees Unitary Development Plan, PLP24, PLP33 and PLP35 of the Kirklees Publication Draft Local Plan as well as guidance within the National Planning Policy Framework.

7. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no new openings other than those expressly authorised by this permission shall be constructed in the external walls of the existing building and approved extension at any time without the prior written approval of the Local Planning Authority.

Reason: So as not to detract from the amenities of adjoining property by reason of loss of privacy/overlooking and protect the long term viability of the adjacent protected trees to accord with Policies D2 & NE9 of the Kirklees Unitary Development Plan, PLP24 and PLP33 of the Publication Draft Local Plan as well as guidance within the National Planning Policy Framework.

8. Notwithstanding the footprint of the dwelling shown on the Tree Protection Plan within

Appendix 4 of the Arboricultural Method Statement, reference (JCA 14218b/TT), the development shall be completed in accordance with the advice and directions (recommendations) contained in this Arboricultural Method Statement. These shall be implemented and maintained throughout the construction phase and retained thereafter.

Reason: To protect trees in the interests of visual amenity, to preserve the character of this conservation area in accordance with Policies NE9 and BE5 of the Kirklees Unitary Development Plan, PLP24, 33 and 35 of the Publication Draft Local Plan and guidance in the National Planning Policy Framework

9. Details of any additional tree works required during the construction process that is not identified within the submitted information, shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out. The works shall thereafter be carried out in complete accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the long term viability of trees on the adjacent site are not compromised in accordance with the requirements of Policy NE9 of the Kirklees Unitary Development Plan, Policy PLP33 of the Publication Draft Local Plan and Chapter 15 of the National Planning Policy Framework.

10. An electric vehicle recharging point shall be installed within the approved storage building or parking area as shown on drawing no. 1503/02/C before the dwelling is first occupied. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging point so installed shall thereafter be retained.

Reason: To accord with the guidance contained in Chapter 9 and Chapter 15 of the National Planning Policy Framework, the West Yorkshire Low Emissions Strategy and guidance contained within Policies PLP21 and PLP24 of the Kirklees Publication Draft Local Plan

11. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise approved in writing with the Local Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved

Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: So as to safeguard the amenity of future occupants of the development from the potential risk of land contamination in accordance with Policy G6 of the Unitary Development Plan, PLP53 of the Publication Draft Local Plan as well as the aims of chapter 15 of the National Planning Policy Framework.

12. Before development commences, details and the conclusions of appropriate intrusive site investigations undertaken in order to identify the presence/absence of any unrecorded bell pit entries along with any remedial works to be carried out shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and prior to the occupation of the approved dwelling and written confirmation shall be submitted to the Local Planning Authority, verifying the works have been fully completed in accordance with the approved details.

Reason: This is a pre commencement condition to ensure any pollution/risk identified is dealt with appropriately, to ensure the users of the new development are protected from being put at unacceptable risk and to accord with Policies D2 and G6 of the Kirklees Unitary Development Plan, PLP52 and PLP53 of the Publication Draft Local Plan as well as guidance in the National Planning Policy Framework.

NOTE: The responsibility for securing a safe development rests with the developer and/or landowner. It is advised where a site could be affected by land stability issues this be taken into account and dealt with appropriately by the developer and/or landowner

NOTE- The granting of planning permission does not override any private ownership rights or legal covenants that apply to the land forming part of this planning application.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:
07.30 and 18.30 hours Mondays to Fridays
08.00 and 13.00hours , Saturdays
With no working Sundays or Public Holidays
In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
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Plan Type	Reference	Version	Date Received
Location plan			
Existing layout and elevations	1503/01		27th March 2018
Revised proposed floor plans and site block plan	1503/02/C		19th Nov 2018
Location plan, revised proposed elevations and section to Jack Hill	1503/03/E		19th Nov 2018
Tree/arboricultural method statement	JCA 14218b/TT		18th Sept 2018
Tree/arboricultural impact assessment	JCA 14218a/TT		20th Sept 2018
Tree arboricultural survey	JCA 14218/TT		27th July 2018
Coal mining risk assessment	Report no. 1979 June 2018		27th July 2018
Conservation heritage assessment			13th Feb 2018
Design & access statement			1st Feb 2018
Highway statement			1st Aug 2018

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. Negotiations have resulted in a scheme which would not represent over development of the site and ensure the long term viability of adjacent protected trees. The decision is made in relation to the revised plans and the above conditions have been shared and agreed by the applicant.

Report Dated: 30/11/18

