

**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: 2018/44/90421/E

Site Address: Scite House, 377, Halifax Road, Hightown, Hightown,
Liversedge, WF15 8DU

Description: Discharge of conditions 9, 11,12 and on previous
application 2014/93919 for demolition of existing
buildings and erection of 3 detached dwellings

Recommending Officer: John Ritchie

DECISION – SPLIT DISCHARGE OF CONDITION(S)

**I hereby authorise the split decision 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: 02-Oct-2018

2018/90421 - Officer Report

This application relates to planning permission for the demolition of existing buildings and the erection of three detached dwellings at 377 Halifax Road, Hightown – 2014/93919. The application seeks to discharge conditions and a split decision was issued on 16 March 2018.

This report relates to the remaining conditions as follows:

15. Notwithstanding the submitted plans and information, details of the position, material, and height of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before any boundary treatments are first erected. The development shall then be completed in accordance with the approved details before the plot to which the boundary treatment relates is first brought into use and thereafter retained.

Reason: *In the interest of visual amenity and to accord with the aims of policies D2, BE1, and BE2 of the Kirklees Unitary Development Plan as well as chapter 7 of the National Planning Policy Framework.*

Assessment

Condition 15 is not included in the description of development. However, it was included on the application form and its omission is an administrative error.

As originally submitted the proposal was for 1.8 metre high fencing around the site. This was felt to be unacceptable on the frontage to Halifax road from a visual amenity and road safety point of view. Amended plans have now been submitted showing the frontage to Halifax Road marked by a 0.9 metre high stone boundary wall topped with a 0.6 metre high railing. This is angled back into the site entrance.

The wall / fence would be 2.9 metres from the kerbline to Halifax Road and would therefore accord with the requirements of condition 5 relating to sightlines.

Decision text

Conditions 11 & 12 (Contamination)

I await the response from the Pollution & Noise Officer to the Phase II report received on 13th July 2018 and apologise for the delay.

Condition 15 (Boundary treatment)

You have submitted an amended plan no 1348/110 rev A Proposed Site Location and Layout. This is acceptable for the purposes of condition 15 subject to the railings being painted black or other colour to be agreed with

this Authority. The agreed scheme is required to be completed in accordance with the timescale stated in the condition and retained thereafter.

Report Dated: 02-Oct-2018