

**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: 2018/44/91406/W

Site Address: Land at Cross Lane, Scholes, Holmfirth

Description: Discharge of condition 4 (roof materials), condition 5 (boundary wall), 15 (lighting design), 17 (crime prevention), 18 (recharging point) and 20 (travel plan) on previous permission 2017/91361 for erection of 39 dwellings and associated landscaping

Recommending Officer: Matthew Woodward

DECISION – Discharge of Conditions-Approved

I hereby authorise the approval of this application to discharge conditions for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

David Wordsworth

AUTHORISED OFFICER

Date: 01-Nov-2018

2018/91406 - Officer Report

This application relates to planning permission for the erection of 39 dwellings at land off Cross Lane, Scholes (2017/91361). The application seeks to discharge the following conditions:

4. Details of the materials and appearance of the roofs associated with the proposed development shall be submitted to and approved in writing prior to the commencement of any above ground works. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Assessment – The submitted plan details that the proposed slate would be Forticrete SL8 mock slate. This is considered acceptable and the condition is hereby discharged insofar as the submitted details are concerned.

5. The existing drystone boundary wall on the perimeter of the site shall be retained and made good. Prior to any works taking place on the existing boundary wall, details of the proposed height, materials and method for ensuring a continuous dry stone boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Assessment – The submitted plan (016 Rev O) which details the dry stone boundary wall and other boundary treatments within the site is considered acceptable. The details shown on the plan entitled '1.8m DRY STONE WALL CROSS SECTION PLOT 39 BOUNDARY WALL' are considered acceptable and should be read in conjunction with plan 016 Rev O. The development shall be carried out in accordance with the approved details.

15. Prior to occupation of any dwelling hereby approved, a "lighting design strategy for biodiversity" for the whole site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Assessment - The submitted report (ref – SE151-070) details the lighting strategy within the confines of the site and confirms that the impact would be limited to within

the site boundary and not significantly affect protected species. There are no objections from the Biodiversity Officer. The condition is hereby discharged.

17. A scheme of crime prevention measures shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of any of the dwellings hereby approved. Thereafter planning permission shall be implemented in accordance with the approved details.

Assessment – The submitted report (Miller Homes' 2015 Construction Specification (Revision M)) is considered to adequately address crime impact potential. In terms of gates associated with individual plots, you confirmed:

“Treated softwood gates 900mm x 1.8m high to match either overlap or boarded fencing shall be provided as indicated on the drawings, together with all necessary treated softwood wall plates and fixing to walls or fencing as applicable. Include providing and fixing all necessary galvanised or black Japan fittings and ironmongery, ie: T-hinges, bolts and latches as specified”

Development shall be undertaken in accordance with the details above. Consequently condition 17 is hereby discharged.

18. Prior to occupation of any dwelling an electric vehicle recharging point shall be installed at each dwelling and details of the location shall be submitted to and approved in writing by the Local Planning Authority. 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 vehicles charging point approved shall be installed prior to the occupation of the building and thereafter be retained.

Assessment – The submitted details shown on plan number 0204_20 are considered sufficient to demonstrate the details and location of electric charging points. The condition is hereby discharged insofar as the details are concerned. The charging points shall be installed prior to the occupation of any dwelling.

20. No part of the development shall be brought into use until a Full Travel Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The

Full Travel Plan shall include:

- Measures, objectives and targets for reduced car usage and increased non-car transport usage, including modal split targets.

The measures contained within the Travel Plan shall be implemented in accordance with the approved timescale, except where the monitoring evidence demonstrates that a revised timescale/measures to achieve trip targets are necessary, in which case the revised details would be implemented.

Assessment – The measures contained within the Travel Plan provided by Sandersons are considered acceptable and sufficient to discharge the condition insofar as the details are concerned. The Travel Plan shall be brought into use prior to the development being brought into use.

Date – 01/11/2018

Decision Text

Condition 4 (Roofs)

You have submitted the following plan:

- 021C External Materials and Finishes

This is acceptable on the basis that the roof materials comprise Forticrete SL8 mock slate tile. The details submitted are considered sufficient to discharge the planning condition.

Condition 5 (Boundary Treatment)

You have submitted the following:

- Plan no - 016 Rev O.
- 1.8m DRY STONE WALL CROSS SECTION PLOT 39 BOUNDARY WALL'

The submitted details are considered acceptable and sufficient to discharge condition no5 insofar as the submitted details are concerned.

Condition 15 (Lighting Design Strategy)

You have submitted the following:

- Lighting Design Report - SE151-070

This is acceptable for the purposes of condition 15 and complies with the requirements of the condition.

Condition 17 (Crime Prevention Measures)

You have submitted the following:

- Miller Homes' 2015 Construction Specification (Revision M)

An e-mail confirming that gates would comprise the following:

"Treated softwood gates 900mm x 1.8m high to match either overlap or boarded fencing shall be provided as indicated on the drawings, together with all necessary treated softwood wall plates and fixing to walls or fencing as applicable. Include providing and fixing all necessary galvanised or black Japan fittings and ironmongery, ie: T-hinges, bolts and latches as specified"

The details of the scheme as required by this condition is hereby discharged.

Condition 18 (Electric Charging Points)

You have submitted the following:

- 0204_20
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The condition is hereby discharged insofar as the details are concerned. The charging points shall be installed prior to the occupation of any dwelling.

Condition 20 (Travel Plan)

You have submitted the following:

- Travel Plan provided by Sandersons
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The measures contained within the Travel Plan are considered acceptable and sufficient to discharge the condition insofar as the details are concerned. The Travel Plan shall be brought into use prior to the development being brought into use.