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:	2019/60/90377/E
Site Address:	land adj, The Coach House, 18A, Abbey Road North, Shepley, Huddersfield, HD8 8EP
Description:	Outline application for erection of detached dwelling and formation of new access
Recommending Officer:	Katie Wilson

DECISION – CONDITIONAL OUTLINE 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.

Rebecca Drake

AUTHORISED OFFICER

Date: 06-Dec-2019

Officer Report

Site Description

The application site is land adjacent to The Coach House, 18a, Abbey Road North, Shepley. It is a roughly rectangular plot and approximately 2/3rd is currently at the end of a garden associated with 18 and 18a, Abbey Road North. It is largely gravelled and used for storage of building materials, and enclosed by drystone walling. The remaining area is part of a wide grass verge adjacent to the northern side of recently constructed cul-de-sac road at Abbey Gardens. It is slightly mounded and higher that the rest of the site, and separated from it by a drystone walling which also retain the verge.

Beyond the site boundary is the garden to neighbouring property at 16, Abbey Road North to the north, to the east is 18 and 18a, Abbey Road North, to the south is the access driveway serving Abbey Gardens, and to the west is uneven open ground covered in soil, rubble and pioneer vegetation, with recently build houses at Abbey Gardens further away.

The land is fairly level with gentle slope from east to west across the site

Description of Proposal

Outline planning permission is sought for erection of detached dwelling and formation of new access.

Access only is for consideration at this stage, with appearance, landscaping, layout and scale reserved matters.

The location and site plans show that access would be taken from Abbey Gardens, an existing drive serving 1 to 7, Abbey Gardens and which formed part of application reference 2017/92233 (outline permission for up to 34 houses) and 2019/91638 (reserved matters application for 22 houses pursuant to 2017/92233, currently under consideration). This will lead off the A629 at the point where an existing driveway has been constructed. This access will be widened and brought up to adoptable standard as part of the 2017 application conditions.

It is intended that the current proposal would create a single garage and two driveway parking spaces within the curtilage of the proposed dwelling; there is also turning for a large car. The intended parking and turning spaces are within what is currently a wide grass verge to Abbey Gardens.

The site plan also shows an indicative footprint and some drainage details.

History of negotiations/amendments received

An additional indicative house type drawing was received during the application, but was not accepted as part of this application. The agent also confirmed land ownership details and updated the site plan as proposed.

Relevant Planning History

Applications for residential development including 2010/93038 – Change of use, extensions and alterations to convert existing office to form dwelling. Erection of 1 dwelling and formation of parking spaces for existing dwelling – approved

Adjacent land to east at 18, Abbey Road

2015/90148 – erection of extensions and alterations to convert existing office to dwelling. Granted conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2015%2F90148

2016/93197 – variation of condition 2 (plans and specifications) on previous permission 2015/90148 for erection of extensions and alterations to convert existing office to dwelling. Granted conditional full permission.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2016%2F93197

Adjacent land to the west:

2017/92233 - Outline application for erection of up to 34 no. dwellings (access only applied for). S106 outline permission granted.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f92233https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f92233

2019/91638 – Reserved matters application for erection of 22 dwellings pursuant to outline permission 2017/92233 for erection of up to 34 dwellings. Pending determination.
https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2F91638

Representations

Final publicity date expired: 14th March 2019. Six representations have been received.

A summary of the comments received is set out below:

Wish to prevent loss of countryside to huge mass development of houses.

Proposed parking and driveway is on existing grassy verge and currently onus of responsibility for maintaining the grass to either side of the Abbey Gardens, repairing road etc. lies with the residents of Abbey Gardens. It seems inappropriate to allow the application while this situation remains.
It is not clear how this proposal would fit in with already granted permission 2017/92233 to upgrade the private road.
Paving the proposed parking and turning area would detract from green, semi rural aspect of the approach to Abbey Gardens.
If the application proceeds the access road will become an open and busy car park for extended parties, guests and neighbouring residents with potential damage to grass verges. It will spoil the scenic driveway view for all and have a detrimental impact upon house prices.
The plan is misleading as it shows the Coach House with an L-shaped footprint and additional driveway accessed from Abbey Gardens together with garage and extension at the back. Currently the house has a rectangular footprint and no such driveway exists. So far as we know, there is no existing planning consent to alter the house or construct driveway as shown on the plan. Would this gain planning permission by default?
The properties should use the existing driveway to 18, Abbey Road North.
Delays in determination of this application

Kirkburton Parish Council comments – No comment.

Consultation Responses

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

K C Highways development management: No objections subject to condition and informative

- K C Environmental Health: No objections subject to conditions

- K C Biodiversity: No objections

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 statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated on the Kirklees Local Plan.

Kirklees Local Plan (LP):

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP7 – Efficient and effective use of land

- LP21 – Highway safety
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP51 – Protection and improvement of local air quality
- LP53 – contaminated and 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 19th February 2019, 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 5 – Delivering a sufficient supply of homes
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 15 – Protecting and enhancing the natural environment

Assessment

Principle of development

Sustainable development:

NPPF paragraphs 10 & 11, and LP1 set out a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social, and environmental (which include design considerations). It also states that these facets are interdependent and these dimensions of sustainable development will be considered throughout the proposal.

Land allocation:

The application site is on unallocated land in the Kirklees Local Plan and the proposal seeks outline planning permission for one dwelling with access only being considered at this stage, all other considerations are reserved matters. LP2 states that;

All development proposals should seek to *build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...*

The site is within Kirklees rural sub-area. The listed qualities will be considered where relevant later in this assessment.

In terms of the principle of residential development, policy LP7 and LP11 of the Kirklees Local Plan and chapters 5 and 11 of the NPPF establish a general principle in favour of residential development and increasing the density of dwellings.

Impact on visual amenity:

Policy LP24 is relevant. It states that proposals should promote good design by ensuring a range of criteria including:

the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings
high levels of sustainability, to a degree proportionate to the proposal, including the provision of electric charging points.

In this instance the proposal is seeking outline permission, with access only being considered at this stage.

The proposed new dwelling would be accessed from Abbey Gardens, which is a relatively recently constructed vehicular access to 7 detached houses. Each house is at least 2-storeys high with single storey elements and external walls in natural stonework. There is also an extant outline planning approval for up to 34 dwellings on land adjacent to the application (with associated reserved matters application for 27 houses currently under consideration – ref 19/91638), and there are established two storey terraced, detached and semi-detached houses along the road frontage to Abbey Road together with those off New Hey Moor Houses. As such the character of the area is quite residential.

The indicative layout shows the footprint of a detached single dwelling potentially fronting onto Abbey Gardens with an integral garage and two further parking spaces to the front.

The parking spaces and associated drive would be on land that is currently a wide grassed verge to the side of Abbey Gardens and it is considered that forming a new driveway and parking spaces for the proposed dwelling in this area would not significantly detract from the character of the area and could be mitigated with appropriate landscaping and boundary treatment, which are reserved matters.

During the course of the application the agent submitted a further indicative plan and elevation drawing for a house on the indicative footprint. In officer's opinion the scale of the indicative footprint and elevations are too large scale and could have a prejudicial impact upon adjacent housing. However, it is

thought that it would be possible to have a house on the site of smaller proportions that responds well to the surrounding houses. These details would be considered at reserved matters stage when layout, scale and appearance are being assessed.

The application form also states that the proposed unit would have 4+ bedrooms and be sold on the open market. In terms of scale, these elements fill around ½ to 2/3rd the size of the plot, and it is felt that this would be too large for the site. An alternative footprint of smaller proportions should be sought at reserved matters stage, with correspondingly smaller scale house design, so as not to materially harm visual and residential amenity.

No details of materials have been given, however natural stone is the predominant material in the area and should be sought at reserved matters stage.

More detailed aspects of the proposal, permitting a full visual amenity impact, including architectural features, roof design and facing materials, would be addressed at reserved matters stage. The reserved matters would also provide details on any required regrading works and hard / soft landscaping together with boundary treatment. At this stage there is considered no prohibitive considerations which would prevent a future scheme for one dwelling harmonising with the visual amenity of the area or preventing matters reserved for future consideration adhering to Policy LP24 of the KLP and Chapter 12 of the NPPF.

Impact on residential amenity

The application is made as outline, with all matters reserved except access. However, consideration is required as to whether any aspect could prevent the reasonable development of the site for one dwelling. An indicative layout has been provided to assist in this assessment.

A house on the application site would have most impact upon the inhabitants of The Coach House at 18, Abbey Road and the future inhabitants of dwellings on land to the west subject to outline planning permission for up to 34 houses.

With regards to The Coach House, this neighbouring property is to the east of the application site and has extant planning permission for erection of extensions and alterations to convert existing office to dwelling which has been partly implemented (2016/93197). It includes garage doors and set of bi-folding doors to sitting room in the facing elevation at ground floor level and no openings above.

The proposed site plan shows a distance of around 8.5m to the mutual boundary and a further 1.0m to the nearest part of indicative footprint for the proposed house. Whilst the layout and scale of the proposed building are reserved matters, it is considered that given the above circumstances it would

be possible to erect a house on the application site with limited impact upon the residential amenities of the occupants of this neighbouring property.

In relation to the future occupants of land subject to outline permission for up to 34 houses on adjacent land to the west (ref: 2017/92233) and more recently the reserved matters application (ref: 2019/91638) for erection of 27 dwellings which is pending determination.

The most recent layout for 2019/91638 shows two or three houses on land adjacent to the western boundary of the application site with rear elevations facing onto the site. The proposed site plan revision K indicates that there could be a separation distance of 10.3m between facing elevations at plot 10 and 9.4m between facing elevations at plot 11. These distances could be acceptable at ground floor level, but at first floor level it could be quite overbearing and oppressive. Therefore it is recommended that the scale of a future house on the site is reduced to respond to these constraints.

This outline permission was for access only, all other details such as scale, layout, landscaping and appearance are unknown at this stage. However, it considered possible to achieve acceptable separation distances to the side of a house on the site and provide a reasonable amount of outdoor amenity space to the front and rear. Furthermore, circumstances beyond the site boundary to the north and south would allow the elevations facing these directions to contain habitable room windows at ground and perhaps first floor level (if suitably designed), as there would be no direct relationship or short distance to neighbouring properties.

In the above circumstances, it is considered that it would be possible to erect a dwelling at the application site without undue prejudicial impact upon the layout and future occupants of the adjacent land for up to 34 houses.

In relation to 1 and 2, Abbey Gardens, these are recently built, 2-storey detached houses located to the south west of the application site. The footprint of no1 is also slightly forward of that at no 2 in relation to the application site.

Their facing elevations both face in a north eastern direction. The elevation at no 1 contains habitable room windows at ground and first floor level, whereas this elevation at no 2 is largely blank.

The separation distance between the nearest point of 1, Abbey gardens and the footprint of the proposed dwelling shown on the indicative plan, suggest that a gap of at least 30.0m could be formed between these buildings which would mitigate against overshadowing or overbearing impact.
It is also considered that the impact of overlooking would be relatively limited because of the separation distances described above and that there is an indirect relationship between the facing elevations.

In relation to 7, Abbey Gardens:

This is also a recently built detached 2-storey house located to the west of the application site. One of its main elevations faces in an eastward direction and contains double height floor to ceiling feature windows together with other windows to habitable rooms.

However there would be a gap of at least 35m between the elevation described above and the facing elevation of a potential house on the indicative footprint. This would prevent any undue overshadowing or overbearing impact and would limit any invasion of privacy.

In relation to 16, Abbey Road:

This property is attached to the northern side of 18, Abbey Road and has a relatively long garden at the back. The northern boundary of the application site abuts the end of the garden at 16, Abbey Road.

The indicative site plan shows that there could be a distance of between 4.6m and 7.4m from the mutual boundary to the rear of a house on the indicative footprint. It is likely that the proposed building would be at least partly single storey and that this element would be closest to the boundary.

Landscaping is shown on the indicative layout along the mutual boundary and whilst landscaping is a reserved matter, at this stage it is considered that it would be possible to ensure that this area is planted with trees and shrubs which would provide screening and also be appropriate for a domestic property. This would mitigate against overbearing and invasion of privacy.

No other properties would be affected by the proposal.

Overall, it is considered that it would be possible to erect a house on this plot of land, albeit with smaller footprint than suggested which would provide a high standard of amenity for future and neighbouring occupiers, including maintaining appropriate distances between buildings. This is compliant with policy LP24 of the Kirklees Local Plan.

Impact upon highway safety:

LP 21 and 22 of the KLP are also applicable and state that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.

New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe.

Proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network.

All proposals shall, ensure the safe and efficient flow of traffic within the development and on the surrounding highway network; and take into account

the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely.

Car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development.

In this instance the proposal has been assessed by the Council's Highways development management officers who have no wish to resist the granting of planning permission. Access to the dwelling is proposed from an existing private drive which formed part of application reference 2017/92233. This will lead off the A629 at the point where an existing private road has been constructed. This access will be widened and brought up to adoptable standard as part of the 2017 application conditions.
It is intended that this proposal would create a single garage and two driveway parking spaces within the curtilage of the proposed dwelling; there is also turning for a large car.
They recommend a condition relating to areas to be surfaced and drained, together with a footnote about carrying out works within the highway without written permission of the Highway Authority.

It is also noted that details of waste storage have not been provided, however the indicative plan suggests that there would be sufficient space within the site to provide refuse bins that could be easily collected by refuse vehicles and would not have a harmful impact upon visual amenity of the area.

Based on these details, officers are satisfied that the residential development of the site for one unit, subject to appropriate Reserved Matters and the abovementioned conditions, could be undertaken without causing harm to the safe and efficient operation of the Highway.

Other matters:

Air quality:

In accordance with government guidance on air quality mitigation, outlined within the NPPG and Chapter 15 of the NPPF, and local policy contained within LP24 and LP51 and the West Yorkshire Low Emission Strategy Planning Guidance seeks to mitigate Air Quality harm. Given the scale and nature of the development officers seek the provision of an electric vehicle charging point. The purpose of this is to promote modes of transport with low impact on air quality.

Contaminated land:

The site is directly adjacent to a site that has been identified as potentially contaminated land due to its previous use as a mill.

Chapter 15 of the NPPF and policy LP53 of the KLP seek to ensure that proposals are considered with require the submission of appropriate contamination assessment and/or risk assessment.

In this instance the proposal has been assessed by the Council's environmental health officers who recommend applying a condition relating to reporting of unexpected contamination.

Provided this is done the proposal will comply with policy LP53 of the KLP and the aims of chapter 15 of the NPPF.

Biodiversity:

The site is in an area where bats may be present and the proposal is to build a house.

Chapter 15 of the NPPF and policies LP24 and LP30 seek to protect and enhance biodiversity.

In this instance the proposal has been assessed by the Council's biodiversity officer who raises no objection to the proposal.

Drainage:

It is proposed that surface water will be disposed of via a soakaway. Since the proposal is for one dwelling only, full details of a drainage scheme would not automatically be necessary, but as none mains drainage is proposed, details of this should be required by condition so as to provide some assurance that the site can be drained safely.

Representations:

Five representations have been received. A summary of the comments received is set out below:

Wish to prevent loss of countryside to huge mass development of houses.
Response**:** It is thought that this is in response to proposed development on adjacent site for residential development of up to 34 dwellings. The application site which is currently being considered is relatively small by comparison and located within an existing domestic garden space.

Proposed parking and driveway is on existing grassy verge and currently onus of responsibility for maintaining the grass to either side of the Abbey Gardens, repairing road etc. lies with the residents of Abbey Gardens. It seems inappropriate to allow the application while this situation remains.
Response: The agent has confirmed that the applicant owns the land either side of the access road. The agent has confirmed that whilst the residents of Abbey Gardens maintain the grass margins, this is being carried out without the consent of the owners.

It is not clear how this proposal would fit in with already granted permission 2017/92233 to upgrade the private road.
Response: The application boundary is consistent with the location plans and indicative layout plans approved with approval 2017/92233 (and associated S106 doc), in that the plot would be outside the route of Abbey Gardens that is to be upgraded to adoptable standards.

Paving the proposed parking and turning area would detract from green, semi rural aspect of the approach to Abbey Gardens.
Response: It is likely to have some impact but it would retain approximately half the currently grass verge area as garden and given that the character of the wider area is in the process of changing to residential, it is considered that the proposal would be in keeping with this change of character.

If the application proceeds the access road will become an open and busy car park for extended parties, guests and neighbouring residents with potential damage to grass verges. It will spoil the scenic driveway view for all and have a detrimental impact upon house prices.
Response: The character of the wider area is in the process of changing to residential and it is officer's opinion that the proposed alteration within what is now a wide grass verge would be in-keeping with that change.

The plan is misleading as it shows the Coach House with an L-shaped footprint and additional driveway accessed from Abbey Gardens together with garage and extension at the back. Currently the house has a rectangular footprint and no such driveway exists. So far as we know, there is no existing planning consent to alter the house or construct driveway as shown on the plan. Would this gain planning permission by default?
Response**:** The current proposal is just for the area within the red line site boundary with excludes land at The Coach House.

The properties should use the existing driveway to 18, Abbey Road North.
Response: This is noted, however it is considered acceptable for the proposed house to be accessed from Abbey Gardens.
Delays in determination of this application
Response: noted

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 - Approval

Decision Authorisation - Delegated Powers
Application **Number**: 2019/90377
Officer Recommendation: approval
Conditions and Reasons:

1. Approval of the details of the layout, scale, appearance and the landscaping
of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason**:** No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale, appearance and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.
Reason**:** No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

3. Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason**:** Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5. Prior to commencement of development, details of a scheme to show how surface water from the development will be disposed of shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the applicant/developer has explored sustainable methods of drainage according to the Hierarchy of Drainage. The approved scheme shall be implemented before the development is first brought into use and retained thereafter.
Reason: To ensure the effective management of surface water from the development and to accord with Policy LP 28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that the drainage and surface water features are integrated into the site at the appropriate phase of

development

6. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.
Reason**:** In the interests of highway safety and to achieve a satisfactory layout, in accordance with policy LP21 and LP22 of the Kirklees Local Plan and the aims of the National Planning Policy Framework

7. 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. 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. 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: To identify and remove unacceptable risks to human health and the environment and to accord with Policy LP 53 of the Kirklees Local Plan and the aims in the National Planning Policy Framework.

8. Prior to occupation of the dwelling, an electric vehicle recharging point shall be installed in a position that is accessible to electric vehicles. 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.
Reason: In the interest of improving the local air quality and promoting ultra-low emission vehicles and to accord with Policy LP 51 of the Kirklees Local Plan and national policy in Chapter 9 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written

permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

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
Location Plan	Dwg no. 600	Rev A	08.02.2019
Site plan – as proposed	Dwg no. 601	Rev A	25.09.2019
Design and Access statement dated 29.1.2019			08.02.2019

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. An additional indicative plan and elevation drawing was received but not accepted as part of this proposal. The proposed site plan was also updated during the course of the application.

Report Dated: 02.12.2019