

**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: 2019/62/90634/E

Site Address: adj, Netherfield House, 12, Riley Lane, Kirkburton,
Huddersfield, HD8 0RY

Description: Erection of detached dwelling with associated
landscaping, incorporating existing garage and private
driveway

Recommending Officer: Anthony Monaghan

DECISION – CONDITIONAL FULL 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.

Paul Dowd

AUTHORISED OFFICER

Date: 25-Sep-2020

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SITE DESCRIPTION

The application relates to land adjacent to no. 12 Riley Lane, Kirkburton; the property is a large traditional villa type dwelling of double-fronted design. The building is attached to one side to another large dwelling which appears to have been constructed at a different period.

The property is a traditional building with some historic value and as such could be considered as a non-designated heritage asset.

The dwelling is set within large, landscaped grounds, which are mainly to the front where there is also a long private driveway with access from Riley Lane. The site for the proposed development sits within this large garden area.

The site is within a wholly residential area within Kirkburton village and is unallocated on the Kirklees Local Plan.

DESCRIPTION OF PROPOSAL

The proposal is a full application for the erection of a detached dwelling. The dwelling would be of traditional design, reminiscent of the Arts and Crafts style, having gable features and small dormers to the roof with barge board detailing and the use of traditional materials.

It would be sited within the large front garden area of the dwelling near to other residential development, adjacent to the long entrance driveway to Netherfield House. The dwelling would be orientated so that the main elevation faces towards the driveway and the rear elevation faces the open fields to the west.

There would be a small garden area to the west and a larger garden on the north side. An existing garage across the driveway from the dwelling would be used for the parking and garaging area.

Vehicular access would be along the existing driveway, which serves the existing dwelling.

History of negotiations/amendments received

9/05/19 Coal Mining Risk Assessment submitted.

20/05/19 Preliminary Ecological Appraisal submitted.

19/02/2020 Amended plans received showing the proposed dwelling reduced in scale and retention of protected tree after requests from officer.

28/08/2020 Additional plan received showing tree protection area.

RELEVANT HISTORY

96/93027 Erection of detached double garage. Approved

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be 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):

LP 1. Presumption in favour of sustainable development.

LP 11. Housing mix and affordable housing.

LP 20 Sustainable travel.

LP 21 highway safety and access.

LP 22 parking.

LP 24. Design.

LP 28. Drainage.

LP 30. Biodiversity and Geodiversity.

LP 32. Landscaping.

LP 35 Historic environment.

LP 51. Protection and improvement of local air quality.

LP 52 Protection and improvement of environmental quality.

LP 53 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 2 – Achieving sustainable development.
- Chapter 5 – Delivering a sufficient supply of homes.
- Chapter 9 – Promoting sustainable transport.
- Chapter 12 – Achieving well-designed places.
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change.
- Chapter 15 – Conserving and enhancing the natural environment.
- Chapter 16 – Conserving and enhancing the historic environment.

Access Considerations

CONSULTATION RESPONSES

There follows a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate).

KC Highways Development Management. No objection, subject to conditions regarding the layout and parking and details of storage and collection of waste to be submitted.

Coal Authority. The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report. These are that the coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development, to establish the exact situation regarding coal mining legacy issues on the site. Conditions are, therefore, required regarding the undertaking of intrusive site investigations and remedial work, if required.

KC Trees. Require a plan showing the proposed dwelling outside of the root protection area of the protected oak tree and an arboricultural method statement, in accordance with BS 5837.

KC Ecology. Require conditions or pre-determination submission for an ecological design strategy, to assess potential impact on bats, a small pond within the site and other protected species.

KC Conservation and Design. No objections. Acceptable design of the dwelling. Netherfield House, which could be considered a non-designated heritage asset.

PUBLIC/MEMBERS RESPONSE

Final date of publicity 4/03/2020.

3 letters of representation received. Issues raised are:

- Problems with drainage and surface water flooding on site.
- The water supply for several other properties appears to pass under the site.
- Visual amenity and blocking of view and light.

ASSESSMENT

Principle of Development.

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity (including any heritage considerations)
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters – e.g. trees/ecology (e.g. bats)

- 5) Representations
- 6) Conclusion

1 – Principle of development

When considering development proposals, there is a presumption in favour of sustainable development contained in the NPPF. Policy LP 1 of the Kirklees Local Plan is applicable and suggests that proposals that accord with the policies in the KLP (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Policy LP 24 of the KLP suggests that proposals should promote good design by ensuring (among others) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.

Policy in Chapter 12 of the NPPF: Achieving well designed places, suggests that local planning authorities should ensure that the issue of Design and the way a development will function are fully considered during the assessment of an application.

This proposal is a full application for the erection of a detached dwelling. The site is within a mainly residential area and is unallocated on the Kirklees Local Plan.

As it is located within the garden of an existing dwelling, the application site would be considered as greenfield according to annexe 2 of the NPPF. The site consists of mainly lawned areas with several mature and protected trees, shrubs and border areas; it is not indicated as being within any wildlife habitat network. However, it is considered to provide some amenity value.

Apart from some of the mature trees, none of the site is visible from the public highway. The proposals include the removal of some mature trees on the driveway but most of them will be retained, including those to the roadside, which are most prominent. A replacement tree plan is also included.

On balance, there are no factors which would, in principle, prevent the development of this site for residential development.

Providing the other relevant issues, as raised in the policies above, are considered or can be made acceptable, the principle of the development is considered acceptable.

Visual impact.

As set out above, the site is currently the garden of an existing and traditional dwelling. The host property benefits from large garden areas and, as such, the proposed dwelling would be reasonably spaced in relation to the existing buildings in and around the site.

The scale of the proposed dwelling is also proportionate to the nearby properties and, would neither compete with them, nor be dominated by these existing dwellings.

Within Kirkburton village the majority of buildings are stone built and of traditional appearance, which could be described as the local vernacular. However, there are also a variety of property types within the wider parts of the village, particularly on Riley Lane.

In terms of the details of the design, the proposals are for an Arts and Crafts style property, which, whilst being of an individual design, would not look out of place in this part of Kirkburton.

The proposed materials would be natural reclaimed Yorkshire sandstone for the facing material with sections of coloured render, the colour of which is to be agreed. The roof would be artificial stone slates, this is considered acceptable providing these are of good quality.

The windows would be painted softwood or powder coated aluminium windows, in a heritage colour. Again, the details of which, such as colour, are to be agreed.

Regarding the landscaping of the site, a reasonably detailed plan has been submitted Ref: 017009_102, which indicates both the new planting and that which is to be retained. There would be new tree planting within the garden area to the north side and new flower borders and shrubs. To the south of the site a new meadow planting area would be created as part of the Ecological enhancement features. Also shown on the plan is the proposed boundary treatment, which indicates that there would be dry-stone walls to the field boundary on the western side, with a mix of dwarf walls and close-boarded fences within the site.

Given that the proposals are for a single dwelling, this level of detail, and the proposals, are considered acceptable.

Conditions are required regarding the submission of further details of the facing and roof materials and window details.

Subject to appropriate conditions the proposals are considered in accordance with Policies LP 24 and of the KLP and Chapter 12 of the NPPF.

Impact on Heritage Assets.

Netherfield House is traditional villa type property dating from the Victorian era and has a rather grand main elevation facing into the site. There are some attached buildings of a later period. However, the property is considered to be a non-designated heritage asset and, therefore, paragraph 197 of the NPPF and policy LP 35 of the KLP would apply, under which the scale of harm to the non-designated heritage asset, would need to be assessed.

The application site is within the front garden. However, there would be over 33m between the side elevation of the proposed dwelling and the front elevation of Netherfield house. In addition, the proposed dwelling is of a traditional design and does not compete with the host property in terms of scale or setting.

It was noted from the site visit, that Netherfield House is currently accessed via a long driveway, at the end of which sits the property. From Riley Lane, Netherfield House sits at the end of this tree-lined driveway and is visible from the highway. This is the only real public vantage point of the existing property.

The proposed siting of the new dwelling would be within the garden to the side of this driveway and, as such, the views and, therefore, the setting of Netherfield house, when seen from Riley Lane, would not be affected.

Given the above it is considered that the proposals would not undermine the significance of the non-designated heritage asset and the proposals are in accordance with policy LP 35 of the KLP and paragraph 197 of the NPPF.

Residential Amenity

The proposed dwelling is sited so that it would be over just over 22m to the nearest unrelated dwelling, 10 Riley Lane, a large detached dwelling. The proposed dwelling is, however, sited so that it would be offset to one side, meaning that there would be no direct relationship between the two properties. In addition, there is substantial natural screening to the boundary of no. 10, meaning that there is unlikely to be any overlooking of this neighbouring property.

The only other nearby properties, which could be affected by the proposals are 14 and 12a Riley lane. Both these houses are over 30 m from the nearest part of the proposed dwelling and would be separated by the gardens of these properties.

Whilst the new dwelling would undoubtedly be visible from these properties it would be of sufficient distance to avoid any overbearing impact or significant loss of light and overshadowing. As such, it is considered that there is unlikely to be any adverse impact on residential amenity to the occupiers of these dwellings.

No specific conditions regarding residential amenity are necessary and the proposals are considered in accordance with policy LP 24 of the KLP and Chapter 12 of the NPPF.

Highways Issues.

The proposed dwelling would use the existing driveway serving Netherfield House and 10 Riley Lane. Parking and turning would be provided by the existing garage, which currently serves Netherfield House. This would be

separated from Netherfield House, to form part of the new development. As there are no other parking or storage features proposed for the new dwelling, a condition shall be included with any permission, stating that this shall be retained for the use of the new dwelling.

Netherfield House would remain with sufficient parking and turning provision within an existing part of the curtilage to the north of the proposed house, for its future needs to be serviced. Accordingly, these proposals are considered acceptable by KC Highways.

The plans do not show a bin storage or collection area, although there is sufficient space for this to be provided within the site. A condition should be included to require that this bin storage area is provided before the development is brought into use.

KC Highways raised concern that the plans do not show turning manoeuvres for a fire tender given the length of the driveway. It was noted, during the site visit, that there is a reasonably large turning area to the front of the garage, which is to be retained with the development. In addition, the access onto Riley lane and the driveway are both wide enough for a large vehicle to gain access.

Given the above, it is considered that the access would be acceptable in the event of an emergency vehicle being required.

Subject to appropriate conditions the proposals are considered in accordance with policies, LP 21 and LP 24 of the KLP.

Trees.

The site is surrounded by mature and semi-mature trees, several of which are protected. The initial report submitted by the applicant proposed to remove one of these protected trees (Oak tree T8 on proposed plans), despite this being previously refused as part of a tree works application.

An amended plan Ref: 017009_102 Rev A, has now been received showing the tree to be retained and the scale of the proposed dwelling being reduced. A further plan 017009_102 Rev B, has also been received, which shows the footprint of the dwelling to be outside of the root protection area (RPA) of the oak tree.

The tree officer has been consulted and has raised a concern that an Arboricultural Method Statement (AMS) has not been submitted, as required the validation requirements.

Notwithstanding this latter issue, the amended proposals now show the development outside of the RPA and it is possible that the AMS can be conditioned to be submitted before development commences. This has been discussed with the Council's Arboriculturalist, who agrees with this approach.

In terms of other trees, which will be removed to enable the development, the proposals include a landscaping scheme, which shows new tree planting within the site.

Subject to appropriate conditions regarding the submission of AMS and the proposed landscaping scheme, the proposals are considered in accordance with policies LP 24 and LP 33 of the KLP.

Ecology.

The proposals are located within an area identified as higher suitability for foraging bats (Kirklees Bat Alert layer) and the site includes a small area of Kirklees Wildlife Habitat Network.

The Ecologist initially raised concerns, as there was no Preliminary Ecological Appraisal (PEA) submitted with the application. This has now been submitted and it identifies several potential habitats, which may be affected by the development, including a pond and the trees, which may provide bat roost potential.

It is noted that the pond is within part of the garden area of Netherfield House, which will be retained after development. However, there is still the possibility of protected species migrating from the pond and, as such, the potential for the pond to support, for example, Great Crested Newts should be assessed.

The Ecologist has commented that the PEA includes several recommendations for avoiding impact to protected species and these should be secured through the submission of an Ecological Design Strategy (EDS). This can be required to be submitted as a pre-development condition.

Other Issues.

Coal mining -The site is within a high-risk coal mining area. A coal mining survey dating from 1991 was initially submitted with the application but was not acceptable to cover the potential risks on site from historic mining activity. A full Coal Mining Risk Assessment was subsequently submitted, which was found to be acceptable to the Coal Authority, subject to appropriate conditions regarding intrusive site investigation.

Given the above, the proposals, in terms of the risk from coal mining activity, are considered acceptable and in accordance with policies LP 53 of the KLP and Chapter 15 of the NPPF.

Air Quality - In line with the Council's objectives for promoting sustainable methods of transport, as well as helping to reduce carbon emissions, a condition relating to the provision of an electric car charging point is recommended. This would be in accordance with the aims of Policies LP 20 and LP 51 of the KLP and Chapter 15 of the NPPF.

Drainage – The application form indicates that the development will be connected to the main sewer for foul water disposal. It is assumed, given the

number of other houses within the vicinity of the site, that this is achievable and is the preferred method for foul water disposal. In any case, the permission of Yorkshire Water would be required to connect to the mains sewers.

Regarding surface water disposal, the application form states that this would be via a sustainable drainage system, although no further details have been provided. The site is relatively level, with large garden areas, and reasonably separated from other dwellings. It also in an elevated position in relation to any nearby water courses.

The flood maps indicate that the site is well away from any areas prone to fluvial flood risk, although part of the driveway (outside the site area) is shown to have experienced surface water flooding. Notwithstanding this point, it is the responsibility of the developer to demonstrate that SUD's can be used on the site and this can be required by a suitably worded condition.

Policy LP 28 of the KLP also requires that in the case of a greenfield site, as in this site, any surface water run-off, when connected to a main sewer, should not exceed 5l/s/hectare.

It is considered reasonable and appropriate that a condition should be included with any permission, requiring the applicant to provide further details of the above, to accord with policy LP 28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Representations.

Three letters of representation were received, the issues raised have been covered in the body of the report.

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.

Decision Authorisation - Delegated Powers

Application Number: 2019/90634

Officer Recommendation: Approve.

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 schedule 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 to ensure the satisfactory appearance of the development on completion, and to accord with policies LP 1, LP 11, LP 20, LP 21, LP 22, LP 24, LP 28, LP 30, LP 32, LP 35, LP 51, LP 52 and LP 53 of the Kirklees Local Plan and Government policy in Chapters 5, 12, 14, 15 and 16 of the National Planning Policy Framework.

3. Before the commencement of development, a Phase II Intrusive Site Investigation Report shall be submitted to and approved in writing by the Local Planning Authority. This shall include investigation works recommended in the conclusion of the Coal Mining Risk Assessment Report by Geoinvestigate ref: G19141, dated 24 April 2019.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions regarding the coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is to ensure the safety and stability of the development, in accordance with Policy LP 53 of the Kirklees Local Plan and paragraphs 178 and 179 of the National Planning Policy Framework.

4. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 3 works shall not commence on the development until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions regarding the coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on

site. This is to ensure the safety and stability of the development, in accordance with Policy LP 53 of the Kirklees Local Plan and paragraphs 178 and 179 of the National Planning Policy Framework.

5. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 4. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Coal Mining Risk Assessment or the Intrusive Site Investigation Report] is identified or encountered on site, 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 shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To identify and remove unacceptable risks to human health and the environment with regard ground based contaminants from the historic coal mining legacy and in accordance with Policy LP 53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

6. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the local planning authority.

Reason: To ensure that the site can be made, safe and stable for the proposed development and remove unacceptable risks to human health and the environment with regard to ground based contaminants from the historic coal mining legacy, in accordance the aims of policy LP 53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

7. Before development commences on the superstructure of the building, details of the facing and roofing materials shall be submitted to the Local Planning Authority for approval in writing. The building shall be completed in accordance with the approved details before first occupation and retained as such thereafter.

Reason: To ensure the satisfactory appearance of the development on completion, and to accord with policies and LP 24 of the Kirklees Local Plan as well as the aims of the National Planning Policy Framework.

8. Before development commences, an Ecological Design Strategy shall be submitted to the local planning authority for approval in writing. The report shall include the recommendations and enhancement proposals made in the Preliminary Ecological Appraisal by Elite Ecology dated May 2019. This shall include further bat activity surveys to determine the presence or likely

absence of roosting bats within trees that are to be impacted by the proposals, the potential for the presence of great crested newts on the site and details of how the proposed enhancements are to be achieved. The development shall be carried out in accordance with the approved details and the agreed enhancement features shall be implemented before the development is first brought into use and retained thereafter.

Reason: To ensure that the proposals do not result in significant ecological harm and to ensure ecological enhancement in accordance with policy LP 30 of the Kirklees Local Plan and Section 15 of the National Planning Policy Framework.

This is a pre-commencement condition to ensure that the required surveys and protection measures are provided at the appropriate phase of development.

9. Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British Standard BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: In the interests of visual amenity and to protect the viability of the protected mature trees within the application site and to accord with Policy LP 33 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that the required protection measures are provided at the appropriate phase of development.

10. Notwithstanding the submitted plans, the protected Oak tree ref T8 on the plan ref: 017009_102 Rev B shall be retained and shall not be pruned or harmed before, during or after the development has been completed.

Reason: For the avoidance of doubt, in the interests of visual amenity and to protect the viability of the protected mature trees within the application site and to accord with Policy LP 33 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

11. Before the commencement of development, details of a scheme to show how surface water from the development will be disposed of shall be submitted to the Local Planning Authority for approval in writing. The scheme shall show that the applicant has explored sustainable methods of drainage according to the Hierarchy of Drainage and that a reduction in surface water run-off equivalent to a maximum greenfield run-off rate of 5 litres per second per hectare is achieved.

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, Meeting the challenge of climate change, flooding and coastal change. 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.

12. The development shall not be brought into use until all areas indicated to be used for Garaging/access/parking/turning as shown on the approved plan Ref: 017009_102 Rev A has been provided for the use of the dwelling hereby approved. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) this shall be so retained, free of obstructions and available for the use specified on the submitted/listed plan thereafter.

Reason: In the interests of amenity and highway safety and to accord with policies LP 21, and LP 24 of the Kirklees Local Plan.

13. Before the development is first brought into use, details of a bin storage and collection area shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be implemented before the development is first brought into use and retained thereafter.

Reason: In the interests of visual and residential amenity and highway safety and to accord with the requirements of policies LP 21 and LP 24 of the Kirklees Local Plan.

14. Landscaping and boundary treatment shall be carried out in accordance with the details shown on plan ref: 017009_102 Rev A. Notwithstanding the submitted details provision shall be made within the boundary treatment for the free movement of hedgehogs through the site.

Reason: In the interests of visual amenity and ecological enhancement and to accord with the requirements of policies LP 21, LP 24 and LP 30 of the Kirklees Local Plan.

15. Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW). The scheme shall be implemented in accordance with the approved details before the dwelling is first brought into use and retained thereafter.

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, Promoting Sustainable Transport.

NOTE:

- A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be futureproof
- Standard charging points for single residential properties that meet the requirements specified in the latest version of "Minimum technical

specification - Electric Vehicle Homecharge Scheme (EVHS)" by the Office for Low Emission Vehicles will be acceptable. For example, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets would be acceptable.

- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

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 13.00 hours, 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 specification schedule:

Plan Type	Reference	Version	Date Received
Location Plan.	017009_100	1	27/02/2019
Existing site plan.	017009_101	1	27/02/2019
Topographical survey.	13633-103_2DT	1	27/02/2019
Indicative drainage plan.	017009_103	1	27/02/2019
Proposed site layout	017009_102 Rev A	2	19/02/2020
Proposed floor plans.	017009_200 Rev A	2	19/02/2020
Proposed elevations.	017009_201 Rev A	2	19/02/2020
Amended tree plan	017009_102 Rev B	3	28/08/2020
Design and Access Statement.		1	27/02/2019
Tree survey report.	TSR 01	1	27/02/2019
Tree plan.	TCP 01	1	27/02/2019
Tree survey.	TS 01	1	27/02/2019
Coal Mining Risk Assessment.	Geo-investigate G19141	1	09/05/2019
Preliminary Ecological Appraisal.	Elite Ecology May 2019	1	20/05/2019

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 Planning Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter and otherwise actively engaged with the applicant in dealing with the application.

Discussions took place with the Agent during consideration of the application, regarding the impact of the proposals on protected trees and the ecology of the site. Amended plans and additional information were submitted and the Report and Decision notice is based on these amendments to the scheme.

Report Dated 23/09/2020