

**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: 2020/60/91146/W

Site Address: land west of, Wesley Avenue, Netherthong, Holmfirth,
HD9 3UL

Description: Outline application for erection of residential
development

Recommending Officer: Kate Mansell

DECISION - REFUSED

**I hereby authorise the refusal of this application for the reasons set out
in the committee authorisation annexed below in respect of the above
matter.**

Teresa Harlow

AUTHORISED OFFICER

Date: 23-Mar-2021

Decision Authorisation – Committee Decision

Committee: Huddersfield Sub-Committee

Date of Committee: 10 March 2021

Application Number: 2020/91146

Officer Recommendation: Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete a list of conditions, including those contained within the Committee report and to secure a Section 106 agreement.

Committee Decision: Refuse

Reason for Refusal:

The development of this site for residential purposes would require access via Wesley Avenue, which is of sub-standard width taking into account the constant presence on-street parking. It would therefore fail to provide an acceptable means of access into the site and it would have an unacceptable impact on highway safety, contrary to Policy LP21 of the Kirklees Local Plan (2019) and guidance within the National Planning Policy Framework.

Summary of Committee Decision

Following an extensive debate on the application, Members resolved to refuse the application for the reason set out above.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	OS1	Rev A	16.04.2020
Topographical Survey	S 01		16.04.2020
Parameters Plan	P2A	Rev A	17.11.2020
Access Details	P3		20.11.2020
Design and Access Statement			16.04.2020
Ecological/Biodiversity Statement	Prepared by Middleton Bell Ecology dated 29.01.20		21.04.2020
Preliminary Ecological Appraisal	Prepared by Middleton Bell Ecology dated 6.07.2020		08.07.2020
Combined Flood Risk	Prepared by		16.04.2020

Plan Type	Reference	Version	Date Received
Assessment and Drainage Strategy	Sanderson Associates – Report Ref: 11439/DH/001/01 dated March 2020		
Phase 1 Environmental Desk Study	Prepared by RGS Reference C509/20/E/735 dated 05/02/2020		21.04.2020
Tree Survey	Prepared by James Royston Ref 200121		16.04.2020
Arboricultural Method Statement	Prepared by James Royston Ref 200121 MS		02.09.2020
Transport Statement	Prepared by Sanderson Associates – 11438/001/01 dated March 2020		16.04.2020
Travel Plan	Prepared by Sanderson Associates – 11438/002/01 dated March 2020		16.04.2020
Swept Path	11438-01	Rev A	02.09.2020
Planning Statement	Prepared by Alistair Flatman Planning dated April 2020		16.04.2020
Flood Routing Plan	11439-005		02.09.2020
Dean Brook Capacity and Condition Assessment	Prepared by Stantec UK Ltd Report Ref: U330201494TN01 dated August 2020		02.09.2020
Distribution Flow Diagram Percentage	Prepared by Sanderson Associates		22.01.2021
Distribution Flow Diagram Numbers	Prepared by Sanderson Associates		22.01.2021
Trip Data			22.01.2021
Trip Rate Information			22.01.2021
Road Safety Audit Brief	Prepared by Sanderson Associates Report Ref: 11438/003/01 dated 4 February		10.02.2021

Plan Type	Reference	Version	Date Received
	2021		
Designers Response to Stage 1 Road Safety Audit	Prepared by Sanderson Associates Report Ref: 11438/004/01 dated 10 February 2021		10.02.2021
Road Safety Audit Decision Log			10.02.2021

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 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. In this case, the applicant worked with the Local Planning Authority seeking to address issues associated with this application, particularly in relation to matters of highways and drainage with the application subsequently being refused by the Council's Huddersfield Planning Sub-Committee for the reason set out in this decision notice.

Report Dated: 12.03.2021