

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO
CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING
CONDITIONS PREVIOUSLY ATTACHED**

Reference No: 2021/70/90336/W

Site Address: Land at, Station Road, Meltham, Holmfirth, HD9 4NL

Description: Variation condition 2 (plans) on previous permission 2015/92638 for erection of 2 pairs of semi-detached dwellings (4 dwellings)

Recommending Officer: Katie Chew

DECISION – Approve Variation of Conditions

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.

Neil Bearcroft

AUTHORISED OFFICER

Date: 22-Apr-2021

Officer Report

Site Description

Land at, Station Road, Meltham, Holmfirth, HD9 4NL

The application site relates to a portion of grazing land situated on the northern side of Station Road, Meltham. The site slopes up steeply from Station Road however, excavation works have now been undertaken at the site reducing some of this steeply sloped land.

Towards the south west of the site are a small number of residential properties which are served by Station Road. To the southern boundary is an area of protected trees with Meltham Dyke on the opposite side of Station Road. To the north and east of the site is more grazing land however planning permission has been granted on this site for residential development.

Description of Proposal

Variation of condition 2 (plans) on previous permission 2015/92638 for erection of two pairs of semi-detached dwellings (4 dwellings). Condition 2 of 2015/92638 is as follows:

2. The development hereby permitted shall be carried out in complete accordance with approved plans and specifications schedule except as may be required by other conditions which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies, BE1, BE2 and T10 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.

The variations sought are as follows:

- Removal of the originally approved third floor element, which includes the removal of the originally approved dormer windows and roof lights;
- The loss of 1 bedroom taking the approved dwellings down from 5 bedroomed properties to 4 bedroomed;
- Installation of 2 new windows within the side elevations of the properties to provide light into bedrooms;
- New porch area to the front of the dwellings;
- Alterations internally to the layout of the dwellings;
- Amendments to the previously approved windows and doors in respect to their size, location and design;
- New balcony areas to the rear;
- Originally approved 'L shaped' building design has been altered to provide a new gable style elevation, meaning that the garages and balcony areas have been moved to the opposite side of the dwellings compared to what was previously approved.

It is important to note that no changes are proposed to the building footprint or height of the dwellings.

History of negotiations/amendments received

No amendments have been sought.

Relevant Planning History

2016/92857 – Discharge of conditions 3. (materials) 4. (highways) 7. (materials) 8. (soakaway) 9. (land contamination) 22. (arboricultural method statement) on previous permission no. 2015/92638 for erection of 2 pairs of semi-detached dwellings (4 no. new dwellings). Approved 28th October 2016.

2016/90103 – Discharge of conditions 3, 4, 9-13 and 20 on previous planning permission 2014/91714 for erection of 2 dwellings and widening, surfacing and lighting to Station Road. Approved 8th July 2016.

2015/92638 – Erection of 2 pairs of semi-detached dwellings (4 no. new dwellings). Approved 2nd March 2016.

2014/91714 – Erection of 2 dwellings and widening, surfacing and lighting to Station Road. Approved 11th November 2014.

Representations

Final publicity date expires:

Neighbour Letters – Expired 1st April 2021.

1 representation has been received in objection to the proposals. Comments are summarised below.

- Concerns over the safety of the junction of Station Road and Huddersfield Road, with the housing development currently under construction further along the road and the planned redevelopment of Spinks Myers Mill there is even further justification for permanently lowering the speed limit.

Officer note: As no changes are proposed to the access or car parking arrangements as previously approved under application 2015/92638, and the proposals will result in the loss of 1 bedroom at both dwellings, it is not considered that the proposals would have any detrimental impact to the safety of the junction of Station Road and Huddersfield Road in this instance.

Officer note: We are currently undertaking the legal statutory publicity requirements as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters only, details of which are outlined above.

Consultation Responses

No technical consultations are required.

Parish/Town Council Comments

Meltham Town Council – The Council noted the application and also seeks clarification as to the future of the permanent speed limit on Huddersfield Road. The Town Council feels the permanent speed limit should be set at 30mph with there being only a temporary TRO in place to lower the speed limit to 30mph.

Officer note: Noted, however it is considered that this would fall outside of this application as no changes are proposed to the previously approved access or car parking arrangements. It is therefore recommended that Meltham Town Council raise their concerns with the Council's Highways Department outside of this application.

Planning Policy Background

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 application site is unallocated in the Kirklees Local Plan but is located within a Bat Alert Area. It is also important to note that there are numerous TPO's to the north, south and west of the site.

Kirklees Local Plan (LP):

- **LP1 – Achieving Sustainable Development**
- **LP2 – Place Shaping**
- **LP3 – Location of New Development**
- **LP11 – Housing Mix and Affordable Housing**
- **LP21 – Highways and Access**
- **LP22 – Parking**
- **LP24 – Design**
- **LP30 – Biodiversity & Geodiversity**
- **LP33 – Trees**
- **LP51 – Protection and Improvement of Local Air Quality**
- **LP52 – Protection and Improvement of Environmental Quality**

National Polices and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 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. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-Making
- 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

1 – Principle of Development:

NPPF Paragraph 11 and Local Plan Policy LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation. The dimensions of sustainable development will be considered throughout the proposal. paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted.

The principle of the development has already been established under application 2015/92638, which was approved March 2016. The assessment of this proposal will take into account the design of the proposed dwellings, the impact of the development on highway safety, residential amenity, ecology and all other material planning considerations, in accordance with the Local Plan Policies and NPPF policies set out above.

2 – Impact on Visual Amenity:

It is in officer's opinion that the amended scheme proposed would still respect the character and appearance of the area and would in fact provide a more sympathetic scale and design, in line with the aims of Policies LP24.

3 - Impact on Residential Amenity:

The nearest existing residential property to the application site (Law Coyt) is around 50 metres away with a line of protected trees lying between acting as a buffer and as such this property is not considered to be impacted by the proposed amendments.

Whilst it is also acknowledged that on the site adjacent planning permission has been granted for 7 no. dwellings (ref no. 2019/90356), as there is to be a

separation distance of approximately 30m it is considered that this is a sufficient distance to ensure that there are no impacts on the amenities of future occupiers of the respective sites.

4 - Impact on Highway Safety:

As no changes are proposed to the access or amount of car parking previously approved at the site, it is considered that the proposals are in accordance with policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

5 – Other Matters:

Climate Change

On 12th November 2019, the Council adopted a target for achieving ‘net zero’ carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this instance the applicant has not submitted any supplementary statement or other information to explain how the proposed development would help to address or combat climate change effects, however, as this is only for minor modifications to an existing application, it is considered to be immaterial from the point of view of promoting carbon reduction. In addition, each dwelling by condition will have an electric vehicle charging point.

Previous Conditions

As this is an application under S73 of Town and Country Planning Act 1990 it will in effect be a new permission. The conditions from 2015/92638 should therefore be repeated unless they have already been discharged/fulfilled, in which case they will be reworded where relevant.

Application 2015/92638 was granted with 23 conditions:

1. Time limit to commence (3 years)
2. In accordance with plans (to be varied)
3. Samples of external facing and roofing materials (pre-commencement)
4. Scheme detailing layout, construction and specification of the highway works (pre-commencement)
5. Removal of PD rights (A, B, C and E of Part 1, Schedule 2)

6. Indication of areas for turning and external parking, which shall also laid out with a hardened and drained surface
7. Details of retaining walls including location, height and facing materials (pre-commencement)
8. Scheme for soakaway for drainage of surface water
9. Phase 1 Desk Study Report
10. Phase 2 Desk Study Report
11. Submission of a Remediation Strategy
12. Remediation shall be carried out in accordance with the Remediation Strategy approved
13. Validation Report
14. Electric Vehicle Car Charging Points
15. Bat Boxes
16. Sparrow terrace nest boxes
17. Starling woodcrete nest box
18. Street lighting
19. Landscaping scheme
20. Details of the boundary treatment of the grazing land
21. No boundary walls or fences which would obstruct free movement of hedgehogs shall be erected
22. Arboricultural Method Statement (pre-commencement)
23. Details of works to protected trees

As development at the site has already commenced condition 1 is no longer deemed to be necessary. Condition 2 shall be repeated as this will now relate to the current proposal.

Discharge of condition application 2016/90103 relates to a different application which was approved in 2014 (app ref. 2014/91714) and therefore is not relevant to this application. Discharge of condition application 2016/92857 it however related. This application approved details for a number of conditions 3, 4, 7, 9, and 22. Materials were approved by condition 3 and this conditioned will be re-worded to reflect the approved details of natural stone and blue slate. Condition 4 approved highway works and the condition will therefore be reworded to reflect the details which were approved.

Condition 5 relates to permitted developments rights and will be reissued. Condition 6 remains relevant for the surfacing of parking and turning areas. Condition 7 relates to retaining structures and details have been approved by the discharge of conditions application. However the scheme now proposed would change the arrangements for the raised garden area and this condition will therefore be reworded to require details to be submitted. Condition 8 relates to surface water drainage and details were approved by 2016/92857 and the condition will be reworded to require the approved scheme to be implemented prior to the dwellings being brought into use. Conditions 9 to 13 relate to contaminated land and details submitted as part of discharge of conditions application 2016/92857 have been assessed by Environmental Services. The submitted information was sufficient to not require any further measures. These conditions are therefore no longer required, however comments from Environmental Services have highlighted that potential

unexpected contamination may be found and therefore this condition will be added to the decision notice. Condition 14, charging points, conditions 15-17, relating to ecological enhancements, condition 18, street lighting will all be reissued as they remain relevant. Condition 19 requires the submission of a landscaping scheme which still needs to be approved as do details of boundary treatment in the grazing area so these conditions will be reissued. Condition 21 remains relevant to prevent the movement of hedgehogs through boundary treatments. Condition 22, regarding an Arboricultural Method Statement has been discharged and the condition will be reworked to require the application to follow the approved details. Condition 23 relates to any works to protected trees and this will be reissued as it remains relevant.

All previous notes are also considered to still be relevant and therefore will all be re-imposed.

It should be noted that since the original approval in 2015 there have been a number of changes in planning policy, therefore those conditions that are to be re-instated will be amended to reflect these changes in policy.

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, on balance and subject to conditions the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve variation of condition.

Decision Authorisation - Delegated Powers

Application Number: 2021/90336

Officer Recommendation: Grant variation of condition.

Conditions and Reasons:

1. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications schedule except as may be required by other conditions which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan.

2. The external walls of the dwellings hereby approved shall be constructed from regular coursed natural stone, with blue slate roof tiles as approved as part of discharge of conditions application 2016/92857. Once installed they shall be retained thereafter.

Reason: In the interest of visual amenity and to comply with Local Plan Policy LP24 as well as Chapter 12 of the National Planning Policy Framework.

3. Before the hereby approved development is first brought into use the highway works approved by discharge of condition application 2016/92857, decision letter dated 17 February 2017 shall be completed in full accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety and visual amenity and to accord with Policies LP21, LP22 and LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order (with or without modification) no buildings or extensions included within Classes A, B, C and E of Part 1, Schedule 2 to that Order shall be carried out within the application site boundary without the prior written consent of the Local Planning Authority.

Reason: So as to prevent overdevelopment of the site and in the interests of residential amenity and to accord with Local Plan Policy LP24 of the Kirklees Local Plan and guidance contained within the National Planning Policy Framework.

5. The development shall not be brought into use until the areas to be used for turning and external parking as indicated on the approved site plan have been laid out with a hardened and drained surface. The surfacing shall be in accordance with the Communities and Local Government and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any

Order revoking or re-enacting that Order with or without modification) these areas shall be so retained, free of obstructions and available for the parking and turning of vehicles.

Reason: To ensure adequate space within the site for vehicle movements and parking and to mitigate the impact of the development on flood risk and to accord with LP21 of the Kirklees Local Plan.

6. Notwithstanding the submitted plans, details of all retaining walls for the development, showing their location, height and facing materials, shall be submitted to and approved in writing by the Local Planning Authority before works commences on the erection of said retaining walls. The retaining walls shall be erected in accordance of the approved details and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

7. The hereby approved dwellings shall not be brought into use until the surface water drainage scheme approved by discharge of conditions application 2016/92857, decision letter dated 3 November 2016 has been installed in accordance with the approved details and retained thereafter.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy LP28 of the Kirklees Local Plan and guidance contained within the National Planning Policy Framework.

8. 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. Unless otherwise approved in writing by 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 in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

9. One electric vehicle recharging point shall be installed within the dedicated parking area or integral garage for each of the approved dwellings before the dwelling to which the recharging point relates is first occupied. 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 vehicle charging points so installed shall thereafter be retained.

Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policy LP21 of the Kirklees Local Plan.

10. A total of 4 bat boxes, in the form of a Schwegler type 1FR/2FR or similar, shall be installed on the exterior of the development hereby approved. The boxes shall be located on an elevation with an easterly, westerly or southerly aspect, at least 4 metres above ground level and not directly above any doors or windows. The bat boxes shall be provided before the 4th dwelling is occupied and therefore retained.

Reason: To enhance the biodiversity of the site in accordance with LP30 and guidance contained within the National Planning Policy Framework.

11. A total of two woodcrete sparrow terrace nest boxes and two nest boxes suitable for swifts shall be installed on the exterior of the development hereby approved. The boxes shall be located on the north facing elevation of the buildings at least 3m above ground level and not directly above any doors or windows. The boxes shall be provided before the 4th dwelling is occupied and thereafter retained.

Reason: To enhance the biodiversity of the site in accordance with Local Plan Policy LP30 and guidance within the National Planning Policy Framework.

12. A woodcrete nest box suitable for starlings shall be mounted on two of the mature protected trees that are contiguous to the southern boundary of the application site and indicated on the proposed overall site plan (2901(0-)15 Rev B). The boxes shall be mounted at least 4m above ground level and above a clear stem. The boxes shall be provided before the 4th dwelling is occupied and thereafter retained.

Reason: To enhance the biodiversity of the site in accordance with Local Plan Policy LP30 and guidance contained within the National Planning Policy Framework.

13. All new street lighting shall be designed so as to minimise light spill outside of the application site boundary. Details of the design measures to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority before the street lighting is installed. The lighting shall be installed in accordance with the approved details before the dwellings are occupied and thereafter retained.

Reason: To preserve the ecological functionality of habitat networks adjacent to the site and to ensure the protection of wildlife and the habitat which supports it and to accord with LP30 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.

14. Notwithstanding the submitted details, a landscaping scheme for the site based upon native species shall be submitted to and approved in writing by

the Local Planning Authority before any of the dwellings hereby approved is first occupied. The approved landscaping scheme shall be implemented in full no later than the first available planting season after the first occupation of the third dwelling and, from its completion, shall be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision of a well laid out planting scheme in the interests of visual amenity and biodiversity and to accord with Policies LP24 and LP30 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.

15. A scheme detailing the proposed boundary treatment for the part of the application site which is currently used as grazing land shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied. The works comprising the approved scheme shall be completed prior to the dwellings first being occupied and shall be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.

16. Notwithstanding the provisions of Part 2 of Schedule 2 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), no boundary walls or fences shall be erected that would impede or obstruct the free movement of hedgehogs.

Reason: To mitigate the impact of the development on the local hedgehog population and to accord with Policy LP30 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

17. The development shall be completed in accordance with the advice and directions (recommendations) contained within the Arboricultural Method Statement, approved as part of discharge of conditions application 2016/92857, decision letter dated 28 October 2016, Arboricultural Method Statement reference 160816 MS dated 22nd August 2016. These shall be implemented and maintained throughout the construction phase.

Reason: So as to protect the viability of the protected mature trees within close proximity to the application site and to accord with LP33 of the Kirklees Local Plan and the National Planning Policy Framework.

18. Details of any works to any trees which abut and/or overhang the access to the site which are necessary to construct the development shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out and shall be carried out to British Standard 3998. All works to the protected trees shall be carried out in accordance with the approved details.

Reason: So as to protect the viability of the protected mature trees within close proximity to the application site and to accord with Policy LP33 of the

Kirklees Local Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

NOTE: Link to Communities and Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens' published 13th May 2009 (ISBN 9781409804864): <https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

NOTE: Public footpath Meltham 23 is the access to the development site and must not be interfered with or obstructed, prior to, during or after development works. The Council's Public Rights of Way unit may be contacted at Civic Centre 3, Huddersfield or by telephone 01484 221000 and ask for Sharon Huddleston.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Ground Floor	HD.20.70.PP.01	-	10 th February 2021
First Floor	HD.20.70.PP.02	-	10 th February 2021
Proposed Second Floor	HD.20.70.PP.03	-	10 th February 2021
Elevations	HD.20.70.PP.04	-	10 th February 2021
Site	HD.20.70.PP.05	-	10 th February 2021
Indicative 3D Exterior Images	HD.20.70.PP.06	-	10 th February 2021
Approved & Proposed DIM Comparison	HD.20.70.PP.07	-	10 th February 2021
(Previously Approved) – Proposed Site Plan & Elevations	2901(0)-12	B	10 th February 2021
(Previously Approved) Proposed Site Section 3-3	2901(0)-56	-	10 th February 2021
<i>Plans and information approved under discharge of conditions application 2016/92857</i>			
Retaining Wall Details	2901(SK)01	-	25 th August 2016
Retaining Wall Details – P2	2901(SK)02	-	31 st October 2016
Highways Details	802E 101	-	25 th August 2016
Highways Details	802E 102	-	25 th August 2016
Long Sections	802E 103	-	25 th August 2016
Proposed Drainage Strategy – Sheet 3	16-1077-01	-	25 th August 2016
Proposed Drainage Strategy – Sheet 4	16-1077-02	-	25 th August 2016
Phase 2: Ground Investigation Report	16-273	-	25 th August 2016

Soakaway Tests – Supporting Information	15-154 01 L	-	26 th August 2016
Arboricultural Method Statement – Supporting Information	160816 MS	-	25 th August 2016
Stage 1/2 Road Safety Audit – Supporting Information	RSA802(E)	-	26 th August 2016
<i>Plans approved under application 2015/92638</i>			
Existing Site Plan	2901(0-1)10	-	19 th August 2015
Existing Site Sections	2901(0-)11	-	19 th August 2015
Proposed Overall Site Plan	2901(0-)15	B	17 th February 2016
Topographical Survey	2901(TP)01	-	19 th August 2015
Site Location Plan	2901(LP)02	-	19 th August 2015
Highway Layout Plan	802/101	-	17 th February 2016
Ecological Survey – Supporting Information	-	-	26 th August 2015
Planning Statement – Supporting Information	-	-	19 th August 2015
Supporting Highway Statement – Supporting Information	-	-	19 th August 2015

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought in this instance as the proposals were considered to be acceptable upon submission.

Report Dated:

22/04/2021