

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No: 2021/44/90723/W

Site Address: Land Adjacent, Springfields, Mill Moor Road, Meltham,
Holmfirth, HD9 5JY

Description: Discharge conditions 3, 10, 11 on previous permission
2020/93210 for erection of detached dwelling

Recommending Officer: William Simcock

DECISION – Details for conditions 3, 10 and 11 acceptable

**I hereby authorise the approval of this application set out in the officer's
report and recommendation annexed below in respect of the above
matter.**

Teresa Harlow

AUTHORISED OFFICER

Date: 16-Apr-2021

Officer Report 2021/90723

This application relates to planning permission for the erection of a single detached dwelling (permission 2020/93210).

The application seeks to discharge conditions (3), (10) and (11) as follows:

3. Samples of all facing and roofing materials shall be left on site for the inspection and approval in writing by, the Local Planning Authority, before work on the superstructure of the dwelling commences and the development shall be implemented using the approved materials.

Reason: In the interests of visual amenity and to accord with the aims of Policy LP24(a) of the Kirklees Local Plan

10. Before work commences on the superstructure of the new dwelling, details of the provision of integral bat roosting and bird nesting features within the dwelling shall be submitted to and approved in writing by the local planning authority. The plan shall show the location, number and types of bird nesting and bat roosting features to be installed. All approved features shall be installed prior to first occupation of the dwelling and retained thereafter.

Reason: So as to provide ecological enhancement in accordance with the requirements of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

11. Before the new dwelling is first brought into use, details of new boundary treatments to the eastern site boundary shall be submitted to and approved in writing by the Local Planning Authority, and the approved boundary treatment(s) shall be full length of the western boundary, the existing dry stone wall shall be retained at all times at a height of at least 1m above adjacent ground level.

Reason: So as to protect the privacy of existing and future residents and to accord with the aims of Policy LP24(b) of the Local Plan.

Meltham Town Council – note the application

Assessment

Condition 3: (external facing and roofing materials)

The following has been submitted:

Photographs of the development on the immediately adjacent site to the east which has been built using natural stone and blue slate. The agent has confirmed by email that the materials are natural stone sourced from M&M Stone Sales in Bradford and Barcamp best grade 1 graphite blue slate, as approved under discharge of condition application 2019/93738).

The materials are considered acceptable and the implementation of the development using these materials will discharge the condition.

Condition 10: (bat roosting and bird nesting features)

The following has been submitted:

A plan showing the installation of a double house sparrow box to be installed on the western elevation of the proposed dwelling at least 2.5m above finished ground level, and a bat box affixed to the eastern elevation at least 3m above ground level.

These features are considered acceptable. Provided these features are installed before the new dwelling is first occupied and subsequently retained, the condition will be complied with.

Condition 11: (boundary treatment)

The following has been submitted:

A plan (02 Rev A) showing 2.0m high, hit and miss fencing installed along the eastern boundary.

The boundary fencing as shown on plan 02 Rev A considered acceptable. Provided that the fence is erected before the new dwelling is first occupied and subsequently retained, and that the dry stone wall to the western boundary is also retained at a height of at least 1m, the condition will be complied with.

Decision notice text

Condition 3: (external facing and roofing materials)

The following has been submitted:

Photographs of the development on the immediately adjacent site to the east which has been built using natural stone and blue slate. The agent has confirmed by email that the materials are natural stone sourced from M&M Stone Sales in Bradford and Barcamp best grade 1 graphite blue slate, as approved under discharge of condition application 2019/93738).

The materials are considered acceptable and the implementation of the development using these materials will discharge the condition.

Condition 10: (bat roosting and bird nesting features)

The following has been submitted:

A plan (Rev 2A) showing the installation of a double house sparrow box to be installed on the western elevation of the proposed dwelling at least 2.5m

above finished ground level, and a bat box affixed to the eastern elevation at least 3m above ground level.

These features are considered acceptable. Provided these features are installed before the new dwelling is first occupied and subsequently retained, the condition will be complied with.

Condition 11: (boundary treatment)

The following has been submitted:

A plan showing 2.0m high, hit and miss fencing installed along the eastern boundary.

The boundary fencing as shown on plan 02 Rev A considered acceptable. Provided that the fence is erected before the new dwelling is first occupied and subsequently retained, and that the dry stone wall to the western boundary is also retained at a height of at least 1m, the condition will be complied with.

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Report Dated: 15-Apr-2021