

**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: 2021/62/90807/E

Site Address: Pasture Farm Barn, 8, West View, Scholes,
Cleckheaton, BD19 6EE

Description: Use of land to rear for dog training and erection of
fence

Recommending Officer: Callum Harrison

DECISION – REFUSED

I hereby authorise the refusal of this application in accordance with the resolution of the Heavy Woollen Planning Sub-Committee on 10 June 2021 and 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: 16-Jun-2021

Decision Authorisation – Committee Decision

Committee: Heavy Woollen Planning Sub-Committee

Date of Committee: 10/06/2021

Application Number: 2021/90807

Officer Recommendation: DELEGATE approval of the application and the issuing of the decision notice to the Head of Development and Master Planning to complete the list of conditions including those contained within this report

Committee Decision: Refuse

Reason for Refusal:

1. The proposed change of use, by virtue of the hours of operation, levels of activity and noise associated with a dog training facility close to residential dwellings, the proposed development would result in undue harm to the residential amenity of neighbouring dwellings. The proposed use would result also in noise being generated above the existing background levels through long periods of the day which is not considered acceptable in this setting. Given this, the proposed use is considered incompatible with the neighbouring dwellings and residential amenity and is therefore deemed contrary to Policy LP24 of the Kirklees Local Plan and Chapters 12 of the National Planning Policy Framework.

Summary of Committee Decision (if applicable): Considered not acceptable regarding residential amenity (noise and disturbance).

Plans and Specifications Table:

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	2699 ACU (100)01	1	26/02/2021
Location Plan	2699 LOC	1	26/02/2021
Supp Info – General	Supporting Information [email]	1	24/03/2021

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 has, 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. Given the nature of the scheme for a change of use of the land, no amendments to the scheme could be sought.

Report Dated:

11/06/2021