

APPLICATION NO.	
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RECEIPT NO.	FEE RECEIVED
CARD	OTHER
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY (PLUS THE ORIGINAL)

PLANNING - PO Box B93, Civic Centre 3, Huddersfield, HD1 2JR **Tel:** 01484 414746 **E-mail :** dc.admin@kirklees.gov.uk

**Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="52"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Upper Batley Low Lane"/>
Address line 2	<input type="text" value="Upper Batley"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Batley"/>
Postcode	<input type="text" value="WF17 0AP"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="424100"/>
Northing (y)	<input type="text" value="425722"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Damian"/>
Surname	<input type="text" value="Hartley"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="52 Upper Batley Low Lane"/>
Address line 2	<input type="text" value="Batley"/>
Address line 3	<input type="text" value="West Yorkshire"/>
Town/city	<input type="text" value="Batley"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Outline Planning application for a single detached 5 bedroom residential dwelling . The land has been allocated as residential development in the Kirklees Local Plan, site HS71. A Pre Application was submitted prior FS CASE - 311184079 (Kirklees planning)

Has the work already been started without planning permission? Yes No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

6. Existing Use

Please describe the current use of the site

Garden area of 52 Upper Batley Low Lane

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the attached proposed Outline Plan drawing. Kirklees Highways have been consulted during the pre application submission on the new proposed access to the dwelling and they have no objection to the proposal (ref : 52 Upper Batley Low Lane 2021/20086)

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4

9. Materials

Does the proposed development require any materials to be used externally? Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	External Stone walls

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Slate

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	PVC or Aluminium window frames

Doors	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Hardwood

Boundary treatments (e.g. fences, walls)	

9. Materials

Description of existing materials and finishes (optional):	stone wall with wooden fence
Description of proposed materials and finishes:	Stone wall with landscaped boundary hedge

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Potential natural hardstanding material to provide SUD driveway

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access statement - 52 Upper Batley Low Lane June 2021

Proposed Site plan: 52 Upper Batley Low Lane : Outline

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Main drain located on Upper Batley Low Lane

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

see Proposed Site plan

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

see Proposed Site plan - recycle bins

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

15. Residential/Dwelling Units

Market Housing - Proposed

	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Following our telephone conversation earlier this week regarding the above pre-app enquiry, I have consulted Highways DM and can provide the following comments:

Highways

The site forms part of Local Plan site ref. HS71, the site is allocated for residential development and as such the principle of residential has been established. The land in question is located on the southeast edge of the Upper Batley Low Lane site frontage, development of this plot would not prejudice access and development of the remainder of the site.

It is proposed to access the site directly from Upper Batley Low Lane, via a dropped vehicular crossing, which is considered acceptable and appropriate to serve a single dwelling.

The information submitted indicates a 5 bedroom detached dwelling, a dwelling of this scale should provide a minimum of 3 off street parking spaces and at this location internal turning should be provided, of sufficient size to enable private cars to enter and exit the property in a forward direction. The plans provided show that this can be achieved, with a double garage and driveway with adequate space to turn within the site.

The plan submitted indicates a visibility splay of 2.4m x 43m, which is considered acceptable, this needs to be accommodated within the adopted highway, it is noted that this necessitates setting back of the boundary wall with localised widening of the footway.

It is envisaged that waste collection will take place directly from Upper Batley Low Lane and a bin presentation point should be provided adjacent to the adopted highway for the placing of bins on the day of collection.

Subject to addressing with the aforementioned comments, KC Highways DM would have no objection to the proposal.

Housing Allocation

In respect to developing this part of the allocation separately to the rest of the allocation, from the file notes it is my understanding that you met with colleagues in 2019 and I would re-iterate the advice given at that time:

Development at the corner of the site should not jeopardise or compromise future development of the rest of the allocated site. So – for example – if the proposed dwelling would block the best (or only possible) location for vehicular access to the allocated site, or would occupy the best location for drainage attenuation, there could be an issue

Despite only one dwelling being proposed, the developer would need to contribute a proportionate share towards the allocated site's affordable housing, education etc obligations.

I note that you have discussed the design of the proposed dwelling with Paul so will not add any further comments on this.

I hope this assists in submitting your application and I apologise again for the delay with this.

Regards,
Sarah

Sarah Longbottom
Deputy Team Leader – Development Management
Planning & Building Control,
Growth and Regeneration
Civic Centre 1, High Street, Huddersfield HD1 2NF

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)