

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015 - Schedule 2, Part 18, Class A1**

DELEGATED DECISION FOR DISCHARGE OF CONDITION A1 - NOTIFICATION OF A PROPOSED DEVELOPMENT UNDER LOCAL OR PRIVATE ACTS OR ORDER

Reference no. 2021/CL/93051/W

Site Address	Fieldhouse Lane, Huddersfield, HD1 1AG
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Description	Prior approval for alterations to railway bridge under Part 18(a), Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015
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Recommending Officer	Teresa Harlow
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DECISION – Details submitted for Conditions 1 and 2 approved

**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.**

Kirsty Nicholls

AUTHORISED OFFICER

Date: 23-May-2022

Officer Report

Prior approval for alterations to railway bridge under Part 18(a), Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 Fieldhouse Lane, Huddersfield, HD1 1AG

Application Number: 2021/93051

Details submitted for matters reserved by conditions 1 and 2

Condition 1 – Historic Building Record

1. No works including any works of demolition shall commence until the existing structure has been subject to historic recording in accordance with Level 2 of Historic England's A Guide to Good Recording Practice. The details required shall include:

- A drawn record including sketch and measured drawings
- A photographic record of the elevations and all details.
- A written record.

Thereafter the record shall be submitted to and approved in writing by the Local Planning Authority before works commence.

Reason: To produce an analysis of the development and use of the structure and to accord with Policy LP35 of the Kirklees Local Plan, chapter 16 of the National Planning Policy Framework and Historic England's A Guide to Good Recording Practice.

Condition 2 - construction and surfacing materials and a methodology for construction

2. No works including any works of demolition shall commence until specifications of all construction and surfacing materials and a methodology for construction has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained thereafter.

Reason: In the interests of visual amenity and the interests of users of the public right of way and the conservation of the Historic Environment and to accord with Policies LP20, LP24 and LP35 of the Kirklees Local Plan.

Consultations

Conservation and Design – no objections

Highways – comments made, with some detailed points regarding construction methodology.

Public Rights of Way – (verbal) no objections, but caution the limitation of the 'approval' of matters in this process as there are more detailed approvals required through Highways AIP and other approval processes

Condition 1 – Historic Building Record

Submitted

- Historic Building Recording of Fieldhouse Overbridge (MVL3/98)
Atkins February 2022

The material submitted to address **Condition 1** (2021/93051) has been considered against the standard methodology to produce the Historic Building Record as detailed in the previously submitted document described as the: *‘Written Scheme of Investigation (WSI) – Historic Building Recording of **Fieldhouse Overbridge (MVL3/98)**, Ridings Underbridge (MVL3/99) and Peels Pit Underbridge (MVL3/100)’*, dated December 2021. This WSI relates to the methodology used for all the unlisted bridges.

Fieldhouse overbridge (MVL3/98) is unlisted and is not located in a conservation area. The overbridge has been latterly subject to alteration. The bridge was constructed in the 1880s by the LNWR to replace the original 1840s constructed bridge which was demolished. The overbridge is of a standard form of railway structure for its period. It has a wrought iron deck with quarry faced stone abutments and curved wingwalls.

The late-C20th addition of palisade security fencing and concrete walkway, has obscured the heritage value of the 1880s bridge and although the bridge represents a surviving example of the later consolidation of the line up to 1914, it is considered to be of little intrinsic historic interest and negligible architectural interest.

The submitted Historic Building Record provides comprehensive descriptive and illustrative analysis of the development of Fieldhouse overbridge (MVL3/98) and is considered to address the requirements of Condition 1, sufficient to confirm discharge of this condition.

The details should be added to added to the Planning Record and a copy provided for the West Yorks Historic Environment Record within two months of the date of this decision.

Condition 2 - construction and surfacing materials and a methodology for construction

Submitted

- **Construction information (CI) for the proposed alterations to MVL3/98 Fieldhouse Lane Rail bridge. In accordance with decision notice 2021/93051 (web ref 895069).**

(Additional photographs of the proposed materials in other typical installations have been included for illustrative purposes).

In terms of general visual amenity and the conservation of the historic environment,
the Construction information for the proposed alterations/replacement of Fieldhouse Lane Rail bridge (MVL3/98) are considered to be proportionate, relevant and sufficiently detailed to satisfactorily address the requirements of Condition 2.

Turning to the interests of the users of the Public Right of Way, it should first be noted that the consideration and approval of any matters within this 'prior approval' submission do not override the formal Highway Technical Approval Process or the design details to be agreed within an Agreement in Principle for such works. Furthermore, the general consideration of matters does not override any necessary consents or agreements required for works to the definitive route of PROW HUD42/10.

The details submitted, for this prior approval discharge of condition submission alone, would provide a suitable array of surfacing materials and construction methodology regarding the same. This is subject to the following clarifications:

- i. CI document (page 2, Elevation A-A) cites "Combined non-slip waterproofing and surfacing to bridge deck plates..."
response: acceptable
- ii. CI document also cites "note 15" in the same annotation as above, but there is no further detail.
response: Note 15 is deleted from consideration
- iii. The surfacing material of the steps is cited as 6mm thick GRP tread with nosing.
response: This shall be in a non-slip finish
- iv. CI document (page 3, Section E-E) cites unreinforced concrete with a brushed finish to the "dog-leg" ramp, which contradicts drawing no 151667-TSA-31-MVL3-DRG-T-LP-162115, submitted with the original prior approval which shows a granular construction ("Section C-C" and "Typical section through ramp").
Response: The dog-leg ramp shall be in a concrete finish as cited in the Construction Information.

Recommendation:
Approve Details for Conditions 1 and 2.