Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

REFUSAL OF CONSENT TO DISPLAY ADVERTISEMENT(S)

Application Number: 2021/64/93105/W

To: Isabella Tidswell,
Lichfields
The Minster Building
21, Mincing Lane
London
EC3R 7AG

For: Wildstone Estates Ltd

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council**") as Local Planning Authority hereby refuses consent to: -**

ERECTION OF ILLUMINATED HOARDING SIGN

At: LAND AT, WAKEFIELD ROAD, MOLDGREEN, HUDDERSFIELD, HD5 9AN

In accordance with the plan(s) and applications submitted to the Council on 10-Aug-2021. The reasons for the Council's decision to refuse consent for the advertisement(s) to be displayed are: -

1. The proposed advertisement, by virtue of its siting, scale and nature of illumination, would be an overly dominant and incongruous feature in the street scene. It would adversely affect the setting of a cluster of nearby Grade II Listed Buildings and create a poorly sited, strident, incongruous feature which would be out of scale with nearby buildings. This would have an adverse impact on the visual amenity of the local area. To permit such a development would be contrary to advice contained within the National Planning Policy Framework 2021 (paragraph 136) and Policies LP24 (a), LP25 1. (a) and (b), LP35 3. (a) and (b) of the Kirklees Local Plan.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Plans – Location Plan	Site Location Plan. Job No. NEWCO-ENG-00467.	-	10/08/2021
Plans – Existing Site /Block Layout	Existing Site Plan. Job No. NEWCO-ENG-00467. Dated: 12/01/2021.	-	10/08/2021
Plans – Proposed Site /Block Layout	Proposed Site Plan. Job No. NEWCO-ENG-00467. Issued: 12/001/2021.	-	10/08/2021
Plans – Proposed Elevations	Existing and Proposed Elevations. Job No. NEWCO-ENG-00467. Issued: 12/01/2021.	-	10/08/2021
Supp Info – General	Agent Covering Letter	-	06/10/2021
Supp Info – General	Conversion of Roadside Advertising Poster Billboards to D-Poster. Public Safety Considerations VN91351. August 2019. Report by Vectos Transport Planning Specialists.	-	06/10/2021

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 Authority have, 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. Additional time was provided to the agent to supply public benefits outweighing the impact to the Listed Buildings following discussion however at the time of writing no public benefits were supplied and the application was decided on the submitted plans and information.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.**gov.uk/government/organisations/the-coal-authority**

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse this application, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

All advertisement appeals have to be submitted to the Secretary of State within 8 weeks of the date of issue of the Local Planning Authority's decision against which you are appealing.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/planning-inspectorate. Further information on the Planning Appeal process can be found online at the Planning Inspectorate's website https://www.gov.uk/government/organisations/planning-inspectorate.

You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted advertisement consent or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 27-Oct-2021

Signed: 

David Shepherd
Strategic Director Growth and Regeneration

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

http://www.kirklees.gov.uk/business/planning/planning.asp

If a paper copy of the decided plan is required please email:

dc.admin@kirklees.gov.uk

or telephone (01484) 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Planning, Strategic Investment Service,
PO Box B93, Civic Centre 3, Off Market Street, Huddersfield, HD1 2JR
