

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS -
REGULATION 3 TOWN AND COUNTRY PLANNING GENERAL
REGULATIONS 1992 (AS AMENDED)**

Reference No: **2021/48/94515/W**

Site Address: 22-24, New Street, Huddersfield, HD1 2BU

Description: Reserved matters application pursuant to outline permission 2020/90757 for erection of 3 sculptural features with a maximum height of 12m

Recommending Officer: John Holmes

DECISION – Approval of Reserved Matters

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 31-Mar-2022

Officer Report – 2021/94515

Site Description

The application site relates to New Street, in Huddersfield Town Centre. To the north, east, south and west of the site are a variety of buildings which are a mix of non listed heritage assets, non listed buildings which have little historic character and are more modern additions to the town centre and a number of listed buildings.

A total of 12 Grade II listed buildings are upon the street, with 9 of those being on the western side of New Street. The site is within the Huddersfield Town Centre Conservation Area and has a historic character with the wider locality hosting a number of historic buildings including the town hall to the south west of the southern boundary of the site.

New Street is a predominantly retail area within the Town Centre and consists of a wide pedestrian street with buildings which front the road being of two and three storeys. There is quite a high amount of street furniture (lamp posts, telecoms boxes, benches, cycle stands etc) along the length of the street.

Description of Proposal

The applicant is seeking Reserved Matters approval for the erection of 3no. sculptural features with a maximum height of 12m. The application seeks Reserved Matters approval for Appearance, Landscape and Layout.

The sculptural features would be sited upon a base which is 3m x 3m with the sculptural feature being circular in form and a maximum width of 0.8m at the base, which increases up to 3m at the topmost part of the sculpture.

A lattice type design in metal work form the appearance of each structure. The submitted plans sets out that the structures would be 'steel constructed organic structures [which] would have a similar overall style but interwoven into each would be distinct patterns and emblems that celebrate three local themes relevant to Huddersfield'

The sculptures would be on a concrete foundation (3m x 3m x 1.5m deep) and would be constructed from cut steel which would have a powder coated finish. The design would see 6 supports which splay outwards at the top and which would be infilled with a lattice structure which wraps around / inside the steel supports.

There are three different designs which are across the themes of Contours, Waterways and Commerce. The designs are to represent the topography, waterways and commerce of Huddersfield. The variations of the design of each one is slight with the Contours structure having a more curved detailing and the Commerce being more dense in terms of the steel which wraps around / inside the structure. The Waterways structure is of a more simple

appearance being predominantly single lines linking to one another compared to the Contours and Commerce structures which are more interwoven.

In terms of colour finish the submitted Design and Access statement sets out the intention to avoid strong tonal contrasts to the flooring, use strong tonal contrasts on edges to define spaces / edge of the sculptures. The specific colour finish of the sculptures is intended to be 'Traffic White' (Ral Colour Code 9016). The colour finish is a white shade with a faint touch of grey.

The design and access statement which accompanies the application also includes visual impressions of the structures and sets out the intention is for planting to grow around and up the structures.

The design and access statement further sets out, amongst other things, the following: -

- The design driver is to create a Green Street which follows 'Green Street Principles'
- The planters will in themselves be artistic in design and support planting to aid air quality improvement, wellbeing and all the other benefits of greening in the urban setting bring
- The features would act as elegant pieces of public art with 3 different themes reflecting the local area of; Contours; Waterways & Commerce
- A series of horizontal 50mm diameter CHS rings form the overall shape of the planter ranging from 800mm up to 3000mm rolled rings

Following concerns raised by West Yorkshire Police a response was provided by the applicants in an email dated 5th January 2022 and also within an update Planning Statement. This sets out the following summarised points:-

- The application for the vertical planters forms a part of the wider project to develop New Street Public realm.
- There has been co-ordination throughout the wider project development with West Yorkshire Police (WYP) and a new CCTV design to ensure the coverage is not impeded is intended to be agreed and implemented before any works commence.
- The material for the vertical planter construction will be steel with a painted finish or powder coated, which will allow easier cleaning of the finished products.
- The Vertical Planters are to act as a form of lattice for plant growth but will be designed to prevent people climbing the structures
- Anti-climb measures include apertures in the lower sections of the steel work that are either small enough or of insufficient depth stopping people gaining foot or hand holds on the structures

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application

- Design and Access Statement (received 2nd December)
- Letter detailing Crime Prevention Measures dated 27th October

During the course of the assessment of the application, the following additional/amended plans/information was submitted for consideration:

- Anti Climb Measures Statement (received 5th January 2022)
- Email dated 5th January 2022 relating to CCTV provision

History of Negotiations / Amendments Received

Further information has been provided as part of this application in response to concerns raised by West Yorkshire Police relating to measures to ensure there is no detrimental impact upon safety / security.

Relevant Planning History

The most relevant planning history relates to the following planning applications

2020/90757: Outline application for erection of 3 sculptural features with a maximum height of 12m: **Approved** 30th July 2020

Conditions 6 and 7 of this consent require schemes to be submitted at the same time of this application for Reserved Matters and specifically state the following: -

6. Any reserved matters of 'layout' and 'appearance' submitted pursuant to conditions 1 and 2 shall be supported by a report detailing crime mitigation / prevention measures and how they have been considered within the design of the development. The report shall include a timeframe for the implementation of the proposed measures, which shall be complied with and retained thereafter. **Reason:** In the interest of crime mitigation and prevention, to comply with Policy LP24(e) of the Kirklees Local Plan and guidance contained within the National Planning Policy Framework.

7. Any reserved matters of 'landscape' 'layout' and 'appearance' submitted pursuant to conditions 1 and 2 shall be supported by a statement demonstrating the measures to ensure the scheme creates an accessible and inclusive place.

Reason: To ensure the scheme provides an inclusive environment, to comply with Policy LP24(f) of the Kirklees Local Plan and guidance contained within the National Planning Policy Framework.

As set out within the 'Proposal' section of this report, details have been submitted in relation to these conditions within the submitted plans and also

within the submitted Design and Access statement, Planning Statement and further information submitted on 5th January 2022.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised as affecting the setting of a listed building / affecting the setting of a conservation area on the Council's website, by neighbour notification, site notice and by press advertisement. The expiry date of the publicity period was the 3rd March 2022.

Letters of Objection

One objection has been received from Huddersfield Civic Society who raise the following, summarised, objections: -

- Major concerns raised at outline stage, further consultation has re-affirmed those concerns.
- Not clear how the proposal will not have any physical visual impact.
- The designs are not compatible with the architectural and historic features of New Street, particularly the setting of 14 listed buildings.
- The ability of the Council to maintain the proposals is not clear
- The sculptures risk becoming an eyesore and counter-productive to the aim of restoring vitality and economic vibrancy to the town centre

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

Kirklees Council Conservation Team – No objection

Kirklees Council Highways Team – No objection subject to condition

West Yorkshire Police – No objection subject to condition

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Allocation and Policy

The site is within the Huddersfield Town Centre Conservation Area, the identified Huddersfield Town Centre and a primary shopping area as identified within the Kirklees Local Plan (adopted 2019).

The site is also located within Biodiversity Opportunity Zone, an area known to be at risk of ground movement as a result of former mining activity as

identified by the Coal Authority, an Air Quality Management Area (Ref:- AQMA 9) as well as an area with a known presence of Swift birds.

There are a number of Grade II listed buildings in proximity to the site.

Taking account of the fact this application seeks Reserved Matters consent it is concluded that the following legislation, policy and guidance is considered relevant to the determination of this application: -

Kirklees Local Plan

- LP2 – Place Shaping
- LP17 – Huddersfield town centre
- LP24 – Design
- LP35 – Historic Environment

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter2 Achieving sustainable development
- Chapter 8 Promoting Healthy and Safe Communities
- Chapter12 Achieving well-designed places
- Chapter16 Conserving and enhancing the historic environment

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Section 17 of the Crime and Disorder Act 1998 (as amended)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the

Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses'.

Assessment

The principle of development has been established by the grant of outline permission (detailed in the 'Planning History' section of this report. This established the principle and that the sculptural features would be no greater in height than 12m. As such the following matters are considered in the following sections of this report: –

1. Layout
1. Appearance
2. Landscaping
3. Impact on Residential Amenity
4. Highway Safety in relation to the layout of the scheme
5. Conclusion

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that "good design should be at the core of all proposals in the district". Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design.

Policy LP17 is specific to Huddersfield Town Centre and sets out proposals for new development within the town centre will be supported providing, amongst other things, that they preserve and enhance the towns' cultural and architectural heritage and open spaces; provide a safe welcoming inclusive destination for people of all ages of the district to visit throughout the day from morning into the evening; retain and regenerate key historic features of the town centre such as pedestrian arcades, yards and historic listed buildings, both within and outside of the Huddersfield Town Centre Conservation Area and Provide where appropriate urban green infrastructure such as street trees.

Section 66 of the Planning (Listed Buildings & Conservations Areas) Act (1990) states that for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This section of the legislation is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Furthermore, LP35 states that: *"development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be*

permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”

Section 17 of the Crime and Disorder Act 1998 places a duty on each local authority to ‘do all that it reasonably can to prevent crime and disorder in its area’. Section 8 (‘Promoting healthy and safe communities’) of the National Planning Policy Framework states at paragraph 92 that there should be an aim to achieve healthy, inclusive and safe places which: (b) are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Policy LP24 sets out that proposals should promote good design by ensuring the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features.

These policies and legislation are taken into account within sections 1 – 3 of this report and where relevant made reference to.

1 – Layout

The Council’s Conservation Team have been consulted and have advised that the proposals form part of the New Street initiative which is embraced by the objectives of the Huddersfield Blueprint which has an overall objective of enhancing the quality of the streetscape. Within their response the Conservation Team set out the context of the site in relation to the surrounding listed buildings and wider Conservation Area setting.

They set out that the proposals would be of a substantial scale, designed to be landmarks within the street, would visually dominate views along the street although consider their positioning would avoid an adverse impact on the appreciation and understanding of heritage values of the individual listed buildings. They note that the proposal will also redesign the paved form of the pedestrianised area, to provide space for temporary markets and events, with the tall structures defining the activity areas while minimising their footprint and enabling a climbing structure for plants.

They conclude that the development is considered to be an appropriate, functional and attractive enhancement of the character and appearance of Huddersfield town centre’s conservation area and that the layout would avoid any demonstrable harm to designated heritage assets.

It is considered that, taking account of the layout and appearance (discussed in section 2) of the proposed sculptures, and the response of the Conservation Team, the proposal would not lead to harm to the significance of the Conservation area or nearby listed buildings in this case.

The West Yorkshire Police Designing out Crime Officer (DOCO) has been consulted and initially raised concerns in relation to CCTV and potential for blind spots for CCTV to be created by the proposals. Following from

confirmation in relation to CCTV and that the design of this is ongoing in consultation with West Yorkshire Police the DOCO has confirmed that they have no objection to the proposal although recommends that any grant of permission includes a condition which requires the submission of a clear and detailed plan for the siting of the CCTV cameras for New Street.

It is recommended that any approval of reserved matters requires the submission of the scheme and its agreement in writing by the LPA prior to the substantial completion of the development, which will allow for enabling works to be undertaken whilst the scheme of CCTV provision is finalised.

The works form part of an ongoing development of the pedestrianised street, the Highways Team have stated they have no objection to the layout taking account of the wider development of which the structures form part.

It is considered that the structures would be in a logical layout, which would read as part of a wider development of the pedestrianised street. The layout is considered to harmonise with the wider aims of improving the public open space within the town centre and is considered to be acceptable in this regard.

With regard to layout, taking account of the location of the proposed structures and responses of consultees, the proposal is considered to be in accordance with policies LP2, LP17, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and the relevant sections of the Crime and Disorder Act 1998 and the Planning (Listed Buildings & Conservations Areas) Act (1990).

2 – Appearance

As part of this submission a statement in relation to condition 6 which relates to crime prevention measures. The submitted statement sets out that the design of the proposals would prevent climbing of the structure being easily undertaken. In addition, within an email dated 5th January 2022 the applicant sets out the intention for the planters to be implemented in a manner which does not impede the ability of West Yorkshire Police / the Council to operate effective town centre CCTV.

Further to the response of the Conservation Team as set out in section 1, the Conservation Team state within their response that the appearance of the proposals are considered to represent elegant structural form and to be of a high-quality design and materials which reflects an abstract reference to the character of the town centre. The design is considered to complement the architectural and historic character of this street, referencing in abstract form the history of Huddersfield.

The materials of construction are considered to be neutral and are not considered to be jarring with the surrounding street scene, furthermore with the intention for the structures to be ‘Street Trees’ which have vegetation growing

on the outside and within them it is considered that they would introduce a greater level of greenery within the street than currently exists.

As set out in 'The Proposal' section of this report, the three sculptures would be largely of the same appearance, with some variations in the design of each sculpture across the themes of Waterways, Commerce and Contours. The colour finish of the sculptures would be white with a shade of grey. The colour is considered to be of a neutral tone which would not significantly jar with the street. The colour finish is considered to compliment the fact there would be landscaping intended to grow around the structure and is considered to be of an acceptable appearance.

It is recommended that any grant of consent is subject to condition requiring the colour finish to be that confirmed by the applicant 'Traffic White' (Ral Colour Code 9016)

It is therefore concluded that, taking account of the response of the Conservation Team, and the detail submitted, subject to condition the proposal would be acceptable in this regard, in accordance with policies LP2, LP17, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 12 and 16 of the National Planning Policy Framework and the relevant sections of the Planning (Listed Buildings & Conservations Areas) Act (1990).

3 – Landscape

Landscaping in this case falls under the definition of sculpture or public art, with some soft landscaping also forming part of the proposal through planting which would grow vertically up the structures over time.

The proposed landscape of the sculptures and public art landscape in their own right is considered to enhance the amenities of the site in which it is situated, as discussed in greater detail within sections 1 and 2 of this report. The sculptures are considered to provide a positive enhancement to this section of New Street which is pedestrianised and currently hosts some outdoor seating for nearby businesses. The sculptures are considered to create an improved level of visual interest in the street which is currently all hard paved with no public art or meaningful soft landscaping incorporated within the street scape.

The proposal would introduce an increased level of greenery within the street by planting at the base of the structure which would be allowed to grow up the structures. The species of plants to be used is not specified within the application documents or upon the submitted drawings; rather indicative locations for the planting to take place in and around the structures has been provided together with wider scale plans for New Street (which does not fall to be considered under the terms of this application).

Given the fact the development would, in principle, seek to improve the level of planting within the street it is not considered necessary for the LPA to require details of the planting to be undertaken within the sculptures

themselves. The landscape and appearance of the sculptures themselves will enhance the appearance of the street as emblematic pieces of public art. The sculptures would be of an interesting design with thematic soft landscaping complimenting their character and improving the level of soft landscaping within the street, with the associated benefits such as improved air quality as a result.

It is therefore concluded the development would have an acceptable impact in this regard, in accordance with policies LP2, LP17, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 12 and 16 of the National Planning Policy Framework and the relevant sections of the Planning (Listed Buildings & Conservations Areas) Act (1990).

4. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Within the outline consent one property is identified on the pedestrianised section of New Street, and that in regard to layout attention will need to be paid to the impact of the sculpture to this property.

The Council's records show that residential properties are to the north and south of the site which front on to New Street, the distance of the property to the south, from the nearest sculpture, is approximately 90m and the property to the north being approximately 55m from the nearest sculpture.

Residential properties are also to the west of the site although intervening buildings screen New Street from these properties.

The sculptures will be between 4 and 9 metres from the closest buildings, which are predominantly Class E uses at ground floor and upper floors.

Taking account of the size of the sculptures, their proposed layout and appearance and the records held by the LPA in relation to residential accommodation on New Street, it is considered that the proposal would not have a significant impact upon the amenity of neighbouring occupiers

5. Highway Safety, accessibility and inclusivity in relation to landscape, layout and appearance

Access formed part of the consideration of the outline consent and cannot be revisited as part of this submission.

Highways officers have been consulted and they have stated they do not raise any objection to the scheme, but would ask that a clearly signed and delineated route for delivery vehicles was created and that all street furniture was relocated appropriately to facilitate this before construction began. A pre commencement condition requiring this has been recommended by the Highways Team.

However, the majority of other works detailed within the submitted plans would be undertaken by a separate consent, most likely that which is granted general planning permission by virtue of Part 12 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) which allows LPA's to undertake works such as those detailed within the submitted plans without the need for an application for planning permission.

As such, given the works can be undertaken in any event, and the outline application considered access matters, it is considered it would be unreasonable of the LPA to introduce a condition requiring a scheme which details all street furniture, including adequate signage of the one-way system, to be repositioned to a location agreed in writing by the LPA. However, an informative note could be included should the applicant wish to engage with Highways in more detail on these matters. It is noted that are far more extensive works proposed to New Street beyond the scope of this application.

Furthermore, a condition requiring submission of a scheme of the means of access for construction traffic has been recommended. This condition is already imposed the outline consent and is therefore considered to be unnecessary. An informative note drawing the applicant's attention to the requirement to gain Highway Authority Approval is recommended to be included upon any grant of consent, as this is also included upon the outline consent it is considered it is unnecessary in this case.

In relation to the matter of layout or appearance, the Highways Team have not raised any objection to the proposal, as such it is considered the proposal would have an acceptable impact taking account of the impact the layout and appearance could have upon highway safety.

In the consideration of the outline consent, accessibility and inclusivity is detailed as an 'other matter' whereby the sculptural features would need to demonstrate the scheme has been designed to be accessible for all to enjoy whilst, at the same time, ensuring they do not create new barriers to people using / navigating New Street. To this end a condition (no.7 detailed in the 'Planning History' section of this report) was included which required details to address inclusivity / accessibility at the Reserved Matters stage of landscape, layout and appearance.

As part of the submitted design and access statement which forms part of this submission this matter has been considered in the detailed design of the scheme as follows:-

- Avoid use of strong tonal contrasts on flooring of large areas as such a dramatic change could incorrectly be perceived as a hazard
- Using strong tonal contrast on edges to define spaces and define the edge of the vertical planters for people with dementia / visual impairment.
- Use of tactile guidance paving which will form part of the wider works proposed to New Street
- Natural granite stone flooring has a finish which should not cause any glare and will have very good slip resistance qualities.

The measures put forward are considered to adequately satisfy the requirements of condition no.7 of the outline consent and their incorporation as part of the development ensured through the inclusion of a condition requiring the development to be carried out in accordance with the submitted plans and details.

It is therefore concluded that the proposal is acceptable with regard to highway safety, accessibility and inclusivity as set out in conditions 6 and 7 of the outline planning permission.

7. Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered, the structures would have an acceptable impact in relation to layout, appearance and landscape. Approval, subject to conditions, is therefore recommended.

Recommendation

APPROVE

Decision Authorisation – Delegated Powers

Application Number: 2021/94515

Officer Recommendation: APPROVAL OF RESERVED MATTERS

Conditions

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP02, LP17, LP24 & LP35 of the Kirklees Local

Plan and Policies within Chapters 2, 8, 12 and 16 of the National Planning Policy Framework.

1. Before the substantial completion of the development hereby approved a scheme detailing CCTV provision along New Street shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall include details of CCTV coverage of New Street which will be achieved following the completion of the development. The approved scheme shall be implemented before the final completion of the structures and shall be thereafter retained.
Reason: In the interests of safety and security to accord with policy LP24 of the Kirklees Local Plan, policies within Chapters 8 and 12 of the National Planning Policy Framework and Section 17 of the Crime and Disorder Act 1998 (as amended).

2. The sculptures hereby approved shall be constructed in the materials of construction detailed within submitted drawing VP1D and of a 'Traffic White' (RAL 9016) colour finish. The materials of construction and colour finish shall be retained thereafter.
Reason: In the interests of visual amenity and to preserve the character of the Huddersfield Town Centre Conservation Area to accord with policies LP2, LP17, LP24 & LP35 and the policies within Chapters 2, 12 and 16 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: The applicant's attention is drawn to the advice and guidance contained within the response of the West Yorkshire Police Designing Out Crime Officer dated 7th January 2022.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application Form	-	-	2 nd December 2021
Site Plan	LA02	-	2 nd December 2021
Construction Plan	25/64845-KC-VP-PA-01		2 nd December 2021
Proposed Plans	VP2A	-	2 nd December 2021
Elevation Plans	VP1D	-	2 nd December 2021

Plan Type	Reference	Version	Date Received
Structural Calculations	CO21/371/09	A	2 nd December 2021
Letter dated 27 th October re condition 6 crime prevention measures	-	-	2 nd December 2021
D & A Statement	-	-	2 nd December 2021
Location Plan	PP01RevA	RevA	2 nd December 2021
Anti Climb Measures Statement	-	-	5 th January 2021
Email dated 5 th January 2021 relating to CCTV	-	-	5 th January 2022
Email dated 30 th March relating to colour finish	-	-	30 th March 2022

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 31st March 2022

Coal – high

