KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	**2022/44/91222/E**
Site Address:	Jamia Masjid, Albion Street, Heckmondwike, WF16 9LQ
Description:	Discharge conditions 3 (materials) and 4 (access) on previous permission 2019/90474 for erection of two storey extension
Recommending Officer:	Katie Wilson

DECISION – DISCHARGE OF CONDITIONS – SPLIT DECISION

I hereby authorise the partial approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 22-Aug-2022

OFFICER REPORT – 2022/91222

This application relates to planning permission 2019/90474 for the erection of two storey extension.

Weblink 2019/90474:
Planning application details | Kirklees Council

2022/91222 seeks to discharge the following conditions:

Condition 3 (materials)

3. Samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority before the erection of the superstructure of the extension is commenced. Thereafter the development shall be constructed of the approved materials and be retained.
Reason: In the interests of visual amenity to accord with Policy LP24 of the Kirklees Local Plan, as well as the aims of the National Planning Policy Framework.

Assessment

The application form and approved plans for 2019/90474 indicate that the walls would be stone to match the existing, on the front elevation pitch faced at ground level to coursing line and smooth faced stone work above, to line through with host building.

Additional details of proposed surface walling and roofing materials are required to discharge condition 3. If this information is received within 21 days of the date of this letter it can be dealt with as part of the current application without need for a separate application and fee.

Condition 4 (access)

4. Before development commences, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers and delivery parking facilities and the provision, the size and type of delivery vehicles expected, the use of a banksman if required and use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction. **Reason:** In the interests of highway safety and to accord with Policies LP21 and LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

Assessment

When the 2019/90474 approval was being assessed, KC Highways Development management were consulted and commented that the proposal was not expected to create sufficient traffic to cause a severe impact upon the operation of the local highway network, as it is in a sustainable location with excellent public transport links and suitable car parking available in the locality.

However, due to the narrow nature of the cul-de-sac on George Street, they requested that the applicant submits a construction access management plan showing how deliveries and contractor parking will be managed without obstructing access along George Street to the residential properties and car repair business and the pedestrian link to the bus station.

They suggested the pre-commencement condition and the agent confirmed that this was acceptable.

The discharge of conditions application has been submitted with a plan (sketch 01) showing where the main contractor site set/ storage of materials etc would be and how it would be fenced off, where the contractors would park and where people using the mosque could park.

This plan is accompanied by a site access schedule for construction traffic. It gives details of anticipated deliveries of materials (2-3 per week) during daytime hours dropped off inside the mosque car park using flat back trailer. 3-4 construction workers would park in area shown on sketch plan 01. The mosque car park is generally used in the evenings by the public after the contractor has left the site.

All deliveries generally from local suppliers and they do not anticipate the need for a banksman or wheel washing facilities.

These details have been assessed by highways development management officers who comment that the information contained within the supplied data is suitable for the discharge of condition 4 of 2019/90474.

The details shown on sketch 01 and within the site access schedule for construction traffic (dated 6th April 2022) is approved by the Local Planning Authority. All construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Representations:

Three representations have been received during assessment of the application. They raise concerns about overlooking, overshadowing, highway safety during construction phase.

In response, impact upon residential amenities of neighbouring properties was undertaken during assessment of planning approval 2019/90474 and found to be acceptable. Highway safety issues were also assessed and considered

acceptable subject to condition which is now in the process of being discharged.

Decision Text

Condition 3 (materials)

Additional details of proposed surface wall and roof materials are required to discharge condition 3. If this information is received within 21 days of the date of this letter it can be dealt with as part of the current application without need for a separate application and fee.

Condition 4 (access)

You have submitted sketch 01 and a site access schedule for construction traffic (dated 6th April 2022).

The information contained in them is satisfactory and approved by the Local Planning Authority. This is sufficient to discharge Condition 4 in part. Completion of the construction phase in accordance with the approved details will fully discharge condition 4.