

Planning appeal for planning application 2022/60/92194/W

Submitted to the Planning Inspectorate on 22 June 2023

Before you start

Local planning department	Kirklees
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Planning application type	Outline planning
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Planning decision	Refused
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Decision date	17 March 2023
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Your contact details

Was the planning application made in your name?	No, I'm acting on behalf of the appellant
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Appeal made on behalf of	C R Muller Muller Property Group
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Your contact details	Laura Beech Walsingham Planning
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The appeal site

Appeal site address	Land adjacent to No. 21 Thomas Street Lindley Huddersfield HD3 3JJ
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Do you own the land involved in the appeal?	You own none of the land involved in the appeal
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Telling the landowners	I've told all the landowners about my appeal
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I've done this within the last 21 days
I used a copy of the form in annexe 2A or 2B

Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Is the appeal site part of an agricultural holding?	No
Visible from a public road	Yes
Health and safety issues	Yes The site is overgrown and comprises uneven ground. The plot is blocked off by temporary herras fencing, but is fully visible from the surrounding footpaths.

Deciding your appeal

How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	The Reason for Refusal relates to technical highways matters, and issues of highways safety, and will involve discussion of complex data (such as traffic surveys). There is a need for evidence to be presented by expert witnesses (both planning and highways), with cross-examination by advocates.
How many days would you expect the inquiry to last?	2
Draft statement of common ground	DRAFT Statement of Common Ground (June 2023).pdf

Your planning application

Planning application form	ApplicationForm.pdf
Did you submit a separate ownership	No

**certificate and
agricultural land
declaration with your
application?**

Planning application number	2022/60/92194/W
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Is the description of development on your application form still correct?	Yes
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Plans, drawings and supporting documents	Transport Assessment May 2022.pdf Travel Plan May 2022.pdf utility Study.pdf 9-1 revA Existing Site Location Plan 21Jun22.pdf 9-2 revG Proposed Site Plan 21Jun22.pdf 9-2 RevH Revised Illustrative Site Plan.pdf 00-1 revA Proposed Ground Floor Plan 21Jun22.pdf 00-2 revA Proposed First Floor Plan 21Jun22.pdf 00-3 revA Proposed Second Floor Plan 21Jun22.pdf 27-1 revA Proposed Roof Plan 21Jun22.pdf 2022-92194_+Proposed Site Access_940017.PDF 220622 Kirklees Council.pdf Arboricultural Impact Assessment May 2022.pdf Design and Access Statement RevA.pdf HPC Care Home Need Assessment.pdf Preliminary Ecological Appraisal Rev A.pdf Flood Risk and Drainage Management Strategy.pdf Ground Investigation Report_Part1.pdf Ground Investigation Report_Part2.pdf Planning Statement Huddersfield 210622.pdf
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Design and access statement submitted with application	Yes
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Design and access statement	Design and Access Statement RevA.pdf
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Decision letter	Decision Notice - RF - Refused_807.pdf
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Your appeal

Appeal statement	WP Appeal Statement of Case (22.06.23).pdf
Any plans or drawings to support your appeal	Yes
Do you plan to submit a planning obligation to support your appeal?	No
Plans and drawings	Traffic Count Data (SoC Appendix 3).pdf Visibility at Site Access (SoC Appendix 4).pdf Swept Path Analysis (SoC Appendix 5).pdf
Any documents to support your appeal	Yes
Supporting documents	Appendix 2b Thomas Street Counsel Opinion.pdf