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:	**2022/44/92198/E**
Site Address:	3 Corn Mill Cottage, Corn Mill Bottom, Long Lane, Shelley, Huddersfield, HD8 8JJ
Description:	Discharge condition 4 (planting schedule) on previous permission 2022/91001 for demolition of existing garage and use of void to create subterranean garage
Recommending Officer:	Craig Hewitt

DECISION – DETAILS FOR CONDITION 4 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: 24-Aug-2022

Application: 2022/92198

Site: 3 Corn Mill Cottage, Corn Mill Bottom, Long Lane, Shelley, Huddersfield, HD8 8JJ

Proposal: D\ischarge condition 4 (planting schedule) on previous permission 2022/91001 for demolition of existing garage and use of void to create subterranean garage

Assessment

Condition 4 (Planting Schedule)

The application seeks to discharge condition (4) as follows:

Condition 4 – Planting
4. Within six months of this approval, details of planting to side of garage entrance shall be submitted and approved in writing with the local planning authority. The agreed planting scheme shall then be implemented within the first planting season after the planting area to modified garage entrance has been formed. Any plants which fail within the first three years of planting shall be replaced on a like for like basis.
***Reason**: In the interests of visual amenity and the openness and character of the Green Belt, in accordance with Policies LP24 and LP57 of the Kirklees Local Plan, Key Design Principles of the House Extension Supplementary Planning Document and the aims of the National Planning Policy Framework.*

Assessment:

The following has been submitted:

- Proposed Planting Schedule produced by Acumen (drawing no. (100)80)

Following informal consultation with KC Arboricultural Officer, the proposed Cornus Sanguinea tree is identified as a native species and considered satisfactory in the context of the site and its immediate surroundings. The smaller plants proposed are also considered acceptable in their context. The proposed planting would be acceptable in its species, number, and size.

It is considered that in this context the proposed planting would be appropriate and would afford an acceptable level of mitigation to limit the harm to the openness of the Green Belt. To construct the development with the chosen planting would not prejudice visual amenity, nor would it conflict with policy LP24 or LP57 of the KLP. The condition is therefore discharged.

Recommendation: Approve details.

Report Dated: 21/07/2022

Decision notice text

Condition 4 (Planting Schedule)

The following has been submitted:

- Proposed Planting Schedule produced by Acumen (drawing no. (100)80)

The proposed planting schedule is considered to be appropriate for the site and for the development and is hereby approved. To construct the development with the chosen planting would not prejudice visual amenity, nor would it conflict with policy LP24 or LP57 of the KLP. The condition is therefore discharged.

Report Dated: 21/07/2022