



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2022/62/93615/W

To: Adrian Rose,
Rose Consulting
16, Rhodesia Avenue
Halifax
HX3 0PB

For: A Hayyat

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 to permit:-

At: CHANGE OF USE OF PART OF DWELLING (C3A) FOR ONLINE PHARMACY
26, GRIMESCAR MEADOWS, BIRKBY, HUDDERSFIELD, HD2 2DZ

In accordance with the plan(s) and applications submitted to the Council on 16-Nov-2022. The reasons for the Council's decision to refuse permission for the development are:

1. The change of use, by virtue of the residential character and nature of the area, the close proximity of other residential uses to the site, the material increase in frequency of vehicular movements to and from the site, the types of vehicles visiting the site, the associated noise with deliveries including the closing of doors and noise from the movement of goods, general auditory noise and pressures to park on the street adding clutter, introduces an incompatible form of development in the locality which is unsympathetic to the local character of the area and results in unsatisfactory living conditions for residential properties in terms of auditory disturbance and nuisance. The development is therefore contrary to Policy LP24(a and b) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework (notably Paragraphs 130(a, c and f)).

2. The development, by reason of the lack of on-site parking to accommodate the number of spaces that would be required to adequately accommodate the vehicles associated with the part residential/part online pharmacy use at the site, creates pressures for parking on a narrow cul-de-sac which is shared with pedestrians, thereby increasing the likelihood of conflict between highway users. This likelihood of conflict is increased further due to the frequency of delivery vehicles on this shared narrow residential street. The development therefore results in a detriment to the safety and convenience of highway users including pedestrians, contrary to Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan.	Ref: TQRQM22307150852374.	Unamended.	08/11/2022
Existing Block Plan with Parking Layout.	Existing Block Plan with Parking Layout.	Unamended.	08/11/2022
Proposed Block Plan with parking layout.	Proposed Block Plan with parking layout.	Unamended.	16/11/2022
Existing Floor and Elevation Plans (without store).	Existing Floor and Elevation Plans (without store).	Unamended.	16/11/2022
Existing Floor and Elevation Plans (with store).	Existing Floor and Elevation Plans (with store).	Unamended.	08/11/2022
Planning Statement	Planning Statement by Rose Consulting Planning & Regeneration. Dated:01/11/2022.	Original	08/11/2022

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. For the reasons set out, the development is considered to constitute an incompatible use in this residential location, which unduly harms the character of the area and amenities of neighbouring residents, as well as has detrimental impacts upon highways safety, and the application has been refused on this basis.

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

If this application has been publicised by notice(s) in the vicinity of the site, please would you now remove the notice(s) and dispose of it/them responsibly to avoid harm to the appearance of the local area.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- 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 [the Planning Inspectorate website](#)
Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)

- 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 he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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: 02-Feb-2023

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the [Kirklees Planning Website](#), by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2022/62/93615/W .

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
