

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

Reference No:	<b>2023/62/90171/E</b>
Site Address:	land at, Westfield Farm, Barnsley Road, Flockton, Huddersfield, WF4 4DW
Description:	Demolition and re-building of existing farmhouse with extensions and the erection of one dwelling (amended house type)
Recommending Officer:	Alice Downham

**DECISION – Conditional Full Permission**

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 06 July 2023**

## **Officer Report**

### **Site Description**

The application site comprises part of a former farmstead with farmhouse and a number of stone barns and outbuildings and steel framed sheds. The site is located on the junction of Barnsley Road with Haigh Lane, and slopes downhill to the southeast. The existing buildings were most recently used as a landscaping gardening/plant nursery business. There are two points of access into the site located on Barnsley Road, one of which appears to have been unused for some time.

There are residential properties to the west, north, and east. The surrounding dwellings are varied in age, size, style, and materials of construction. To the south are open fields designated as Green Belt in the Kirklees Local Plan. A small part of the site is also Green Belt. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity to the site.

Planning permission was granted in 2019 for “demolition of existing buildings, renovation of farmhouse and erection of 4no dwellings including garages and formation of new access”. Confirmation has been provided that this has been lawfully implemented.

### **Description of Proposal**

The applicant is seeking permission for the demolition and re-building of the existing farmhouse with extensions, and the erection of one dwelling (amended house type). Units 1 and 2 from the previous permission (2019/92238) are not included in this proposal.

Previously, the farmhouse was to be retained, with a garage and link extension to be added. Under the current application, the farmhouse would be demolished (due to structural issues) and rebuilt on a slightly re-oriented footprint, with the additional garage and link extension and a two-storey extension to the southern elevation. There would be a more regular layout of openings to each elevation. The windows would be in a traditional style. The garage extension would have the same footprint as that previously approved but would increase in height to 1½ storeys. The two-storey extension would be set down from the ridgeline and would have a large area of glazing to the southern elevation. Internally, the dwelling would be reconfigured to provide 4/5 bedrooms.

The proposed dwelling (Unit 4) would replace Units 3 and 4 approved under 2019/92238. This would have two-storeys to the front and three-storeys to the rear and would occupy a similar footprint to the two dwellings previously approved. The proposed dwelling would have 5 bedrooms and would have an

attached double garage. It would be finished in stone and natural slates to match the dwellings previously approved.

### **History of negotiations/amendments received**

Following the initial KC Ecology response, additional details were requested and received, which were considered acceptable. Officers raised concerns about the proposal in terms of visual and residential amenity. Following negotiations and the submission of amended plans reducing the overall bulk and amount of glazing to Unit 4, these concerns were overcome. The amended plans were not subjected to any formal new publicity since they represented a reduction in size overall and were not considered to raise substantial new planning issues.

### **Relevant Planning History**

At the application site:

2017/20385 – Pre-application enquiry for erection of 5 dwellings. Formal response sent.

2019/92238 – Demolition of existing buildings, renovation of farmhouse and erection of 4no dwellings including garages and formation of new access. Conditional full permission.

2022/93299 – Discharge conditions 10 (Phase 2 Site Investigation Report), 11 (Coal Investigation and Remediation Statement), 14 (Noise Report), 16 (Bat Survey and Statement) on previous permission 2019/92238 for demolition of existing buildings, renovation of farmhouse and erection of 4 dwellings including garages and formation of new access. Split decision.

At neighbouring sites:

2019/93364 – Erection of two storey extension with balcony, detached garage, porch and external alterations. Conditional full permission. (6 Barnsley Road).

2021/91072 – Variation of conditions 2. plans and 3. materials on previous permission no. 2019/93364 for erection of two storey extension with balcony, detached garage, porch and external alterations. Approved. (6 Barnsley Road).

### **Publicity and Representations**

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters which expired on 27<sup>th</sup> March 2023.

As a result of the above publicity, no representations have been received.

Kirkburton Parish Council were consulted although no comments were received.

### **Consultation Responses**

KC Biodiversity officer – no objection.

KC Environmental Health – no objection subject to conditions (to be detailed within the report).

KC Highways Development Management (HDM) – no response received.

KC Flood Management & Drainage as Lead Local Flood Authority (LLFA) – no objection subject to conditions (to be detailed within the report).

KC Landscape – no response received.

The Coal Authority – no objection subject to conditions (to be detailed within the report).

### **Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

The site is unallocated on the Kirklees Local Plan although a small portion of the southern part of the site is located within the Green Belt.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. The National Planning Policy Framework includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda under other matters.

### **Kirklees Local Plan (LP):**

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 7** – Efficient and effective use of land and buildings

- **LP 20** – Sustainable travel
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 28** – Drainage
- **LP 30** – Biodiversity & geodiversity
- **LP 51** – Protection and improvement of air quality
- **LP 52** – Protection and improvement of environmental quality
- **LP 53** – Contaminated and unstable land
- **LP 59** – Brownfield sites in the Green Belt

### **Supplementary Planning Guidance / Documents:**

Kirklees Council has adopted Supplementary Planning Documents (SPDs) for guidance on house building, house extensions, and open space, to be used alongside existing, previously adopted SPDs. These carry full weight in decision making and are now being considered in the assessment of planning applications. The SPDs indicate how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan and the National Planning Policy Framework, requiring development to be considerate in terms of the character of the local area. As such, it is anticipated that these SPDs will assist with ensuring enhanced consistency in both approach and outcomes relating to development.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4<sup>th</sup> November 2019)
- Housebuilders Design Guide SPD (adopted 29<sup>th</sup> June 2021)

### **National Policies and Guidance:**

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

The National Planning Policy Framework constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving sustainable development
- **Chapter 5** – Delivering a sufficient supply of homes
- **Chapter 9** – Promoting sustainable transport
- **Chapter 12** – Achieving well-designed places
- **Chapter 13** – Protecting Green Belt Land
- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change

- **Chapter 15** – Conserving and enhancing the natural environment

## **Assessment**

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on the Green Belt
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conditions
- 8) Conclusion

### 1 – Principle of development:

The site is unallocated on the Kirklees Local Plan although a small portion of the southern part of the site is located within the Green Belt. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 2 of the National Planning Policy Framework. Policy LP2 sets out that, in order to protect and enhance the character of places, all development proposals should seek to build on the opportunities and help address the challenges identified in the Local Plan.

The principle of residential development on the unallocated part of the site has been established by the previous permission 2019/92238, which is extant as work has lawfully commenced.

The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement. The latest published five-year housing land supply position for Kirklees, as set out in the Authority Monitoring Report (AMR), is 5.17 years. This includes consideration of sites with full planning permission as well as sites with outline permission or allocated in the Local Plan where there is clear evidence to justify their inclusion in the supply.

The Housing Delivery Test results are directly linked to part of the five-year housing land supply calculation. The 2022 Housing Delivery Test results have yet to be published and the government is currently consulting on changes to the approach to calculating housing land supply. Once there is further clarity on the approach to be taken, the council will seek to publish a revised five-year supply position. Chapter 5 of the National Planning Policy Framework clearly identifies that Local Authorities should seek to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

Chapter 5 of the National Planning Policy Framework clearly identifies that Local Authorities should seek to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 69 of the NPPF recognises that:

*“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”.*

Although the Local Planning Authority can demonstrate a five-year land supply, it is noted that this development would contribute to the housing supply in the district. It is acknowledged that 1 fewer dwelling would be provided compared to the previous permission (2019/92238); however, this is not considered justification for refusal given that this is a windfall site.

Policy LP7 of the Kirklees Local Plan establishes a desired target density of thirty-five dwellings per hectare. The previous approval had a density equivalent to 25 dwellings per hectare. This proposal would necessarily reduce the density given that one fewer dwelling would be provided. In this instance, it is considered acceptable as the site is located on the edge of Flockton where the density is lower. As such, this would be in keeping with the local character.

In terms of design, Policy LP24 of the Kirklees Local Plan is relevant, in conjunction with Chapter 12 of the National Planning Policy Framework. Policy LP24, together with the Housebuilders Design Guide SPD, suggests that proposals should promote good design by ensuring *inter alia* that the form, scale, layout, and details of all development respects and enhances the character of the townscape, heritage assets and landscape. Furthermore, it requires that proposals protect the amenity of future and neighbouring occupiers and promote highway safety and sustainability.

In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety. These issues along with other policy considerations will be addressed below.

## 2 – Impact on the Green Belt

The application site is unallocated with the exception of a small portion of land within the Green Belt to the southern part of the site, currently occupied by a building of 6.7m overall height. This building is to be removed as part of the proposals, and the resulting area which it occupies would form a garden area for Unit 4.

It is noted that the impact on the Green Belt was considered acceptable under the previous application (2022/93328).

The applicant asserts that the removal of this building, the reinstatement of the original levels which have been elevated to provide a level floor, and its reinstatement as part of a domestic garden will provide a significant improvement to the visual amenity and openness of the Green Belt.

Although historically a farm complex, the current use of the site is stated by the applicant to be occupied by a plant nursery/landscaping business (from the photographs provided with the previous application, and the case officer's site visit, there also appeared to be no evidence of an agricultural use). It follows that the site would therefore constitute previously developed land. In such circumstances, Policy LP59 of the KLP would be relevant. This states:

*"The partial or complete redevelopment will normally be acceptable, provided that:*

- a. in the case of infilling, the gap is small and is located between existing built form on a brownfield site;*
- a. in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded; and*
- b. redevelopment does not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for.*

*.....In all cases regard should be had to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting"*

Paragraph 145(g) of the NPPF is also consistent with this, stating that new development should not have a greater impact on the openness of the Green Belt than the existing development.

In addition to the above, paragraph 146(e) of the NPPF advises that the material change of use of land is also not inappropriate within the Green Belt, provided it preserves its openness and do not conflict with the purposes of including land within it.

Provided that the southern part of the site within the Green Belt remains free from development, the openness of the Green Belt would be retained. However, it would be necessary to restrict further development on the site to prevent encroachment into the Green Belt, should planning permission be granted. This could be controlled by removing permitted development rights for the erection of extensions and outbuildings.

On the basis of the above, and subject to the imposition of the suggested condition, it is considered that the development would accord with Policy LP59 of the KLP and guidance contained within Chapter 13 of the NPPF.

2 – Impact on visual amenity:

The National Planning Policy Framework offers guidance relating to design in Chapter 12 (achieving well designed places), whereby paragraph 126 provides a principal consideration concerning design which states:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Kirklees Local Plan Policies LP1, LP2, and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

*“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”*

Paragraph 129 of the National Planning Policy Framework sets out that design guides and codes carry weight in decision making. Of note, paragraph 134 of the National Planning Policy Framework states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Relevant to this is the Kirklees Housebuilders Design Guide SPD 2021, which aims to ensure future housing development is of high-quality design.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“New residential development proposals will be expected to respect and enhance the local character of the area by:*

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.”*

Further to this, Principle 5 states that buildings should be aligned and set-back to form a coherent building line and designed to front on to the street to help create active frontages, and that effective boundary treatments should be used to form defensible space and delineate between public and private realm. Principle 13 states that applicants should consider the use of locally prevalent materials and finishing of buildings to reflect the character of the area, whilst Principle 14 notes that the design of openings is expected to relate

well to the street frontage and neighbouring properties. Principle 15 states that the design of the roofline should relate well to site context.

### *Farmhouse*

The proposed replacement farmhouse would be faced in regularly coursed natural stone. The roof would be covered in natural blue slates with Bradstone artificial stone ridges. This matches the existing farmhouse and what has been approved for the neighbouring dwellings. Furthermore, stone is the predominant construction material in the surrounding area. The proposed materials of construction are therefore considered acceptable. To ensure that the dwelling would sit comfortably within the street scene, it is considered appropriate to impose a condition requiring samples of materials to be submitted.

The replacement farmhouse would have two storeys, matching the existing dwelling, with the overall and eaves height slightly increased (by ~0.3m each). The length and width of the building would also be slightly increased (by ~0.3m each). The farmhouse would be demolished and rebuilt on a slightly re-oriented footprint. It is noted that the dwellings along Barnsley Road are varied in age, size, and style, although the predominant material of construction is stone. As such, the proposed dwelling would not be out of character with the street scene and would reflect the local character in terms of materials.

The new dwelling would occupy approximately the same position in the site as the existing dwelling. This would continue to relate well to the established building line.

The proposed garage extension would have an overall height approximately 1.25m higher than that previously approved. Due to the siting of this part of the proposals, set back from Barnsley Road, it would not appear strident within the street scene, and would remain subservient in relation to the farmhouse itself. The design and materials of construction would be appropriate and sympathetic to the character and appearance of the farmhouse and new development.

The two-storey extension would project ~5.4m and set down from the ridgeline of the main dwelling by ~0.6m. It would have a traditional appearance to the eastern and western elevations. The southern elevation would feature large areas of glazing, with bifold/sliding doors to the ground floor and a recessed balcony on the first floor. This is considered acceptable given the similar design approved at 6 Barnsley Road (2021/91072).

In terms of footprint and massing, the proposed dwelling would be slightly larger than the existing dwelling. However, the plot is of a sufficient size to support the proposed dwelling, with a parking area to the front and amenity space to the north, east, and south. Moreover, the proposed dwelling would not be out of keeping with the neighbouring dwellings, which are varied in design and size. The scale is considered acceptable. However, whilst a

dwelling may be acceptable, it is considered appropriate to include a condition (should planning permission be granted) removing permitted development rights for any additions to ensure the site does not become overdeveloped.

The dual-pitched roof form would be retained, matching the existing farmhouse and the approved neighbouring dwellings. There would be a traditional, regular layout of openings to the front and rear elevations. The use of stone quoins, cills, lintels and mullions in addition to sash style windows and timber doors would contribute to a good quality design, sympathetic to the semi-rural location of the site.

The proposed replacement dwelling, by virtue of its design, scale, massing, and roof line, is considered to be in keeping with the existing development and as such, it is considered that the proposed dwelling would sit comfortably within the existing street scene and against the neighbouring properties.

#### *Unit 4*

The proposed materials are regularly coursed natural stone for the external walls and Bradstone Old Quarried artificial stone slates (colour ref: Lichen Green) for the roof covering. This is in line with the previous approval (2019/92238). The materials are therefore considered to be acceptable. To ensure that the dwelling would sit comfortably within the street scene, it is considered appropriate to impose a condition requiring samples of materials to be submitted.

The roof would have a dual-pitched form, which would be a modest increase in overall height over the previously approved dwellings. The proposal is acceptable in terms of roof form and height. Given that the surrounding dwellings are varied, the proposed feature gables to the front elevation are considered acceptable and would not be out of keeping with the local character.

The new dwelling would have a generally traditional arrangement of openings to the front elevation, with larger areas of glazing to the rear elevation. This would relate well to the previously approved neighbouring dwellings and would reflect the local character. The glazing to the rear is considered acceptable given the similar design approved at 6 Barnsley Road (2021/91072).

The plot is of a sufficient size to support a dwelling, as proposed with a parking area to the front and amenity space to the rear. The dwelling would have two-storeys to the front and three-storeys to the rear which would be in keeping with the previously approved neighbouring dwelling and is therefore considered acceptable. In terms of footprint and massing, the proposed dwelling would be relatively large in comparison to Units 1 and 2 previously approved (2019/92238). However, there are dwellings on Barnsley Road and Haigh Lane which have a generous footprint and Unit 4 is therefore considered acceptable in terms of scale. However, whilst a dwelling may be acceptable, it is considered appropriate to include a condition (should

planning permission be granted) removing permitted development rights for any additions to ensure the site does not become overdeveloped.

The siting of the proposed Unit 4 would retain the courtyard-like layout approved previously (2019/92238), which is considered comparable to adjacent farm redevelopments to the east.

The proposed dwelling, by virtue of its design, scale, massing and roof line, is considered to be in keeping with the existing development and as such, it is considered that the proposed dwelling would sit comfortably within the existing street scene and against the neighbouring properties.

The submitted plans provide little information regarding the proposed boundary treatments. It is considered appropriate to impose a condition (should planning permission be granted) requiring details of the proposed boundary treatment to be submitted to and approved in writing by the Local Planning Authority in the interest of visual amenity.

With the inclusion of appropriate conditions, the proposal is considered acceptable from a visual amenity perspective and would accord with the aims of Policy LP24 of the Kirklees Local Plan, Principles 2, 5, 13, 14, and 15 of the Housebuilders Design Guide SPD, and the aims of Chapter 12 of the National Planning Policy Framework.

### 3 – Impact on residential amenity:

Section B and C of Policy LP24 state 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.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states that: *“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”* The SPD also provides advised separation distances for two storey dwellings:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and

- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

The properties mostly likely to be affected by the proposed development are considered to be 6 Barnsley Road to the east and the approved Units 1 and 2 to the northwest. The impact upon these properties will be discussed below. However, the proposed development is considered to be a sufficient distance away from any other neighbouring properties not referred to so as to prevent undue harm in terms of loss of light, loss of outlook, overlooking or loss of privacy, or the creation of an overbearing effect. Of note, whilst 1 Haigh Lane is located to the southwest, the proposed Unit 4 would be ~28 metres from this neighbouring dwelling.

#### *Impact on 6 Barnsley Road*

This is the neighbouring property to the east of the application site, which has recently undergone a scheme of extensions and alterations (2021/91072). This included a two-storey extension to the south. The proposed replacement farmhouse would be separated from this dwelling by ~7.8m by amenity space at both properties. There are windows in the western side elevation of no.6 on the ground floor level, serving a utility, dining kitchen, and open plan living/dining room. Officers consider that the proposed rebuilding of the farmhouse would have no significant additional impacts on 6 Barnsley Road, given the proposed modest increase in dimensions. The proposed garage extension would be located to the opposite side of the farmhouse to no.6, and as such would have no detrimental impacts on this neighbour. The proposed two-storey extension to the farmhouse would project 5.4m from the southern elevation and would be set down 0.6m from the ridgeline. There would be no windows in the eastern elevation. The extension would partly project past the southern elevation of the original building at 6 Barnsley Road and could therefore have some overbearing or overshadowing impact on the extension at no.6. However, it is considered that any overshadowing impact would be confined to late afternoon / evening. Moreover, the extension benefits from openings to the east and south as well as the west. As such, officers consider that any overbearing or overshadowing impact would not be so severe as to justify refusal in this instance. Officers consider that, given the separation distance maintained (~17.9m between garage and western boundary of no.6) there would be no impact from Unit 4 on 6 Barnsley Road. Officers are satisfied that the proposal would have impacts on the residential amenity of 6 Barnsley Road that would be so significantly detrimental as to justify refusal.

#### *Impact on Unit 1*

This is the dwelling to the northwest of the application site approved under 2019/92238. There would be a direct relationship between the proposed Unit 4 and the approved Unit 1, similar to the relationship previously approved. A separation distance of ~18.5m would be retained by amenity / parking space at Unit 1 and the access road, ~1m less than that previously approved. Given the gradient change across the site, the proposed dwelling would be set down

in relation to the approved dwelling, such that the ground floor of Unit 1 would be level with the first floor of the proposed Unit 4. There would be no facing habitable room windows at this level, and at the lower level (lower ground floor of Unit 1 / ground floor of Unit 4) these windows would be screened by the boundary treatment. This is considered acceptable. Given that the proposed dwelling would be set down in relation to Unit 1, and given the separation distance that would be retained, it is considered that there would be no significant overbearing or overshadowing impacts on this neighbour. The farmhouse is located to the opposite side of Unit 2 and therefore officers are satisfied that this element of the proposal would have no significant impacts on Unit 1. Overall, officers are satisfied that the proposal would have no significant impacts on the residential amenity of Unit 1.

### *Impact on Unit 2*

This is the dwelling to the northwest of the application site approved under 2019/92238. There would be a direct relationship between the proposed Unit 4 and the approved Unit 2, similar to the relationship previously approved. A separation distance of ~18.5m would be retained by amenity / parking space at Unit 1 and the access road, ~0.6m more than that previously approved. Given the gradient change across the site, the proposed dwelling would be set down in relation to the approved dwelling, such that the ground floor of Unit 2 would be level with the first floor of the proposed Unit 4. There would be facing habitable room windows (bedrooms); however, these would be offset from each other to avoid a direct overlooking relationship. The other habitable room windows to the rear of Unit 2 on the ground floor level would overlook the attached garage. At the lower level (lower ground floor of Unit 2 / ground floor of Unit 4) these windows would be screened by the boundary treatment. This is considered acceptable on balance. Given that the proposed dwelling would be set down in relation to Unit 2, and given the separation distance that would be retained, it is considered that there would be no significant overbearing or overshadowing impacts on this neighbour. The proposed garage extension at the farmhouse would occupy the same position as that previously approved (directly adjacent to the shared boundary). However, the height would be increased by ~1.25m. There are no windows to the western side elevation of Unit 2, and the space to the western side is not primary amenity space. The farmhouse is set down in relation to Unit 2. As such, it is considered that there would be no significant impacts on Unit 2 as a result of this element of the proposal, over and above that previously approved. Officers are satisfied that the proposal would have no significant impacts on the residential amenity of Unit 2.

### *Amenity of future occupiers*

Principle 16 of the Housebuilders Design Guide SPD states that: *“All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan.”*

Further to this, Principle 17 of the Kirklees Housebuilders Design Guide SPD outlines that: *“All new houses should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character and context of the site. The provision of outdoor space should be considered in the context of the site layout and seek to maximise direct sunlight received in outdoor spaces.”*

The proposed replacement farmhouse and proposed new dwelling would both exceed the minimum recommendations as set out within the NDSS for these types of dwelling, and the proposed amenity spaces are considered to be a good size for dwellings of this scale.

### Noise

KC Environmental Health were consulted and note that the applicant has submitted a Report of Sound Measurements and Recommendations authored by S & D Garritt Ltd dated 23 August 2022. Based upon the findings of the noise monitoring, mitigation measures are necessary to ensure the development site meets with the internal and external requirements of BS8233. Glazing and ventilation is specified to habitable rooms with a higher spec required for windows overlooking Barnsley Road.

The farmhouse falls into the high-risk category for noise if open windows are relied upon for ventilation. The report also looks at overheating, stating it appears likely that outdoor sound levels are sufficiently high that the recommendation of the AVO guide and Part O compliance would be possibly for the fitment of a mechanical ventilation supply in the farmhouse. Therefore, it would appear prudent to consider the fitment of mechanical ventilation system at this development. The applicant will need to ensure any installed fixed mechanical plant meets with the internal requirements of BS8233. A condition is recommended for the implementation of these measures to ensure there will be no loss of amenity to future occupiers, should planning permission be granted.

The external amenity area is exposed to high levels of noise and mitigation is required. The report recommends that all garden areas are surrounded by a 2.0m high imperforate timber fence constructed using overlapped or tightly butted boards with no sightlines or gaps through them. Gravel or similar should be used at the bottom of the fence to prevent any gaps between the bottom edge of the fence and the earth. We would advise the applicant to avoid butt jointing boards as gaps occur due to shrinkage and movement. A condition is recommended for details to be provided to ensure there will be no loss of amenity to future occupiers.

KC Environmental Health have highlighted that the proposed development is within a residential area where noise from construction activities has the potential to impact the amenity of nearby residents. Although KC Environmental Health recommend a condition to restrict construction site working times (should planning permission be granted), officers consider an informative footnote to be reasonable.

Having considered the above factors, it is considered that this proposal would not result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants which would be so significantly detrimental as to justify refusal, complying with Policies LP24 and LP52 of the Kirklees Local Plan, Principles 6, 16, and 17 in the Council's Housebuilders Design Guide SPD, and Paragraphs 130 (f), 174 (e), and 185 (a) of the National Planning Policy Framework.

#### 4 – Impact on highway safety:

Paragraph 111 of the NPPF states that: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

Policy LP21 of the Kirklees Local Plan states that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.

There would be no changes to the access previously approved (2019/92238). Sufficient parking has been shown for the proposed replacement farmhouse and the proposed new dwelling.

Principle 19 of the Housebuilders Design Guide SPD sets out how provision for waste storage and recycling should be incorporated into the design of new developments. It is recommended that, should planning permission be granted, a condition be added requiring a bin collection point to be provided adjacent to the site entrance to enable bins to be collected without obstruction to the proposed footway or proposed private driveway.

It is therefore considered that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network and as such complies with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 in the Council's Housebuilders Design Guide SPD, guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

#### 5 – Other matters:

##### *Coal Mining Legacy*

The Coal Authority were formally consulted. Their response notes the previous planning permission (2019/92238) for development at this site, and that they were previously able to recommend the discharge of Conditions 10 and 11 (2022/93299). On the basis that the previous information appears to have been resubmitted and that no confirmation is included of the implementation of the required remedial works, the Coal Authority has no objections to this planning application, subject to a condition to ensure the

implementation of the remedial works and subsequent validation (should planning permission be granted).

### *Drainage*

The LLFA were consulted. The drainage proposal indicates infiltration into the ground as a possible means of surface water disposal. However, the proposed site is located on an approx. 1 in 8 slope and the LLFA considers there is a risk of re-emergence further downhill. Therefore, the use of soakaways is not considered appropriate in this instance. There is a highway drain in Barnsley Road to the north of the development which may be a suitable discharge point (subject to diameter, levels and capacity, and highways approval). However, if this drain were to be used, the allowable discharge from the site would need to be restricted to 3.5l/s and attenuation storage to contain the critical 1 in 100-year (plus CC) rainfall event.

The LLFA have no objections to the proposal to discharge directly to Flockton Beck but note this would be subject to third party acceptance or a sewer requisition by Yorkshire Water. If this discharge location was accepted, the allowable discharge from the site would need to be restricted to 3.5l/s with attenuation storage as noted above. Kirklees Flood Management & Drainage as LLFA do not object to this application provided the above comments are addressed in the detailed design and recommends conditions relating to drainage details and overland flow routing, should planning permission be granted. A condition was also recommended for a construction phase surface water flood risk and pollution prevention plan, however given that this was not required for the previous application (2019/93328) officers consider it unreasonable to impose this condition on this application. Subject to these conditions, the development would comply with Policy LP28 of the Kirklees Local Plan.

### *Contaminated land*

Reports relating to land contamination have been submitted as part of this application. KC Environmental Health have reviewed the submitted information and accept all the contaminated land reports provided. KC Environmental Health recommend conditions to secure remediation of the site in accordance with the approved remediation strategy, and a verification report. These are necessary to ensure safe occupation of the site and should be applied to any permission granted alongside the contaminated land footnote. With these conditions inserted into the decision notice, the development would comply with LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework

### *Biodiversity*

The site is located within a bat alert layer on the Council's GIS mapping system and there are records of bat roosts on the site. The KC Biodiversity officer was consulted. Their response notes that a bat survey report (ref: 1759a Rev 3) has been submitted with the application, which is welcomed.

The report provides a comprehensive assessment of the site, with all surveys and reporting in line with current best practice guidance. The report concludes that bats currently roost in Buildings 5 and 7 at the site. There is no evidence of bats roosting in any of the other buildings at the site and all other buildings at the site are assessed as having low or negligible bat roost potential.

To avoid damage or destruction of bat roosts and disturbance of bats, no works will take place to Buildings 5 or 7 until an EPSM licence has been obtained from Natural England and suitable mitigation measures have been employed as per the EPSM licence conditions.

The bat method statement submitted as part of the application (within the bat survey report) provides sufficient information to ensure that roosting bats will be protected throughout the development. An EPSM licence is required to allow an activity to occur that would otherwise be classed as unlawful i.e. damage/destruction and/or disturbance of a bat roost or obstructing access to a bat roost. Natural England can issue bat EPSM licences for the purpose of development upon application and presentation of evidence-based mitigation.

The proposed mitigation measures outlined in letter ref. 1759-031122/TFMB and on plan ref. P11 Rev E would provide sufficient mitigation measures for roosting bats at the site.

Taking the above into account, the KC Biodiversity officer has no objection to this application as the works can proceed lawfully and in compliance with Policy LP30 of the Kirklees Local Plan, Principle 9 of the Kirklees Housebuilders Design SPD, and Chapter 15 of the National Planning Policy Framework.

### *Carbon Budget*

The proposal is a minor development for the erection of a replacement dwelling and erection of a single new dwelling. In line with the Council's objectives for promoting sustainable methods of transport as well as helping to reduce carbon emissions, a condition relating to the provision of electric vehicle charging points is recommended, should planning permission be granted. The proposal therefore complies with Policies LP20, LP21, LP24, LP51, and LP52 of the Kirklees Local Plan, Principle 18 of the Housebuilders Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

There are no other matters considered relevant to the determination of this application.

### 6 – Representations:

No representations have been received.

### 7 – Conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to recommend the inclusion of the following conditions:

- Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.
- Samples of materials.
- Removal of permitted development rights for Classes A-E.
- Boundary treatment.
- Implement agreed noise mitigation measures.
- Acoustic barrier.
- Surfacing and drainage in accordance with national government guidance.
- Provision of a bin collection point.
- Implementation of remediation works (coal mining legacy) (pre-commencement).
- Validation (coal mining legacy).
- Drainage details.
- Overland flow routing.
- Implementation of Remediation Strategy.
- Submission of Verification Report.
- Landscaping.
- Electric vehicle charging points.

*Pre-commencement conditions have been agreed by the agent.*

## 8 – Conclusion:

This application for demolition and re-building of existing farmhouse with extensions and the erection of one dwelling (amended house type) at land at, Westfield Farm, Barnsley Road, Flockton, Huddersfield, WF4 4DW, has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered acceptable.

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

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation**

**Approve**

## **Decision Authorisation - Delegated Powers**

**Application Number:** 2023/90171

**Officer Recommendation:** Approve

### **Conditions and Reasons**

1. The development hereby permitted shall be begun within three years of the date of this permission.

**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP7, LP21, LP21, LP22, LP24, LP28, LP30, LP51, LP52, LP53, and LP59 of the Kirklees Local Plan, Principles 2, 5, 6, 9, 12, 13, 14, 15, 16, 17, 18, and 19 in the Council's Housebuilders Design Guide SPD, the guidance within the Council's Highways Design Guide SPD and the aims of the National Planning Policy Framework.

3. Before development commences on the superstructure of the dwellings hereby approved, samples of walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used to construct the proposed development.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the guidance contained within Chapter 12 of the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order (with or without modification)) no development included within Classes A through E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual amenity and to avoid overdevelopment in accordance with Policy LP24 of the Kirklees Local Plan and the National Planning Policy Framework.

5. Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwellings hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details before the dwellings are first brought into use and thereafter retained.

**Reason:** In the interests of visual and residential amenity and to preserve the character and openness of the adjacent Green Belt land in accordance with Policies LP24 and LP59 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide SPD and Chapters 12 and 13 of the National Planning Policy Framework.

6. Before the development is brought into use, all works which form part of the sound attenuation scheme as specified in the Report of Sound Measurements and Recommendations authored by S & D Garritt Ltd dated 23 August 2022:

- a) shall be completed; and
- a) written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved, then a further scheme shall be submitted for approval of the Local Planning Authority incorporating further measures to achieve those noise levels. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

**Reason:** To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

7. Before the development is brought into use, details of an acoustic barrier (as recommended in the Report of Sound Measurements and Recommendations authored by S & D Garritt Ltd dated 23 August 2022, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- A plan showing the location of the barrier
- The minimum height of the barrier relative to the adjacent ground level
- The construction specification of the barrier including the barrier support structure, the barrier material, the minimum barrier thickness, the minimum density of the barrier material and the details where the barrier meets the ground.

The use hereby approved shall not commence until the construction of the acoustic barrier has been completed and the barrier shall be retained and maintained thereafter.

**Reason:** To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework

8. Before the development is brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

**Reason:** In the interests of amenity and highway safety, to ensure adequate space within the site for vehicle movements and parking that is appropriately drained, in accordance with the aims of Policies LP21, LP22, and LP28 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

9. Before the development is brought into use, a bin collection point shall be provided adjacent the site entrance to enable bins to be collected without obstruction to the proposed footway or proposed private driveway.

**Reason:** To ensure an adequate layout in the interests of highway safety, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.

10. Development shall not commence until any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed. The remediation works/mitigation measures shall be carried out in accordance with authoritative UK guidance.

**Reason:** The undertaking of remedial measures, prior to the commencement of development, is considered necessary to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

11. Before the development is brought into use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**Reason:** To ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

12. Prior to construction works commencing, a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA indirectly or directly to watercourse, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

**Reason:** This is a pre-commencement condition to ensure measures are incorporated at an appropriate time, to guarantee the provision of adequate and sustainable systems of drainage in accordance with LP28 of the Kirklees Local Plan.

13. Prior to construction works commencing, an assessment of the effects of 1 in 100-year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development

and the surrounding area (both upstream and downstream of the development), shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

**Reason:** This is a pre-commencement condition to ensure measures are incorporated at an appropriate time, to guarantee the provision of adequate and sustainable systems of drainage in accordance with LP28 of the Kirklees Local Plan.

14. Remediation of the site shall be carried out and completed in accordance with Remediation Strategy Report by Rogers Geotechnical Services Ltd dated March 2023 (Ref: C1913/23/E/5135). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Reports is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework

15. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework

16. Before any landscaping works take place, a landscape plan (hard & soft landscaping) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with the approved details before the development is first brought into use, and shall be retained thereafter.

**Reason:** In the interests of visual amenity and to preserve the openness of the adjacent Green Belt, in accordance with Policy LP24 of the Kirklees Local Plan and guidance contained within Chapters 12 and 13 of the National Planning Policy Framework.

17. Before the development is brought into use, a scheme of electric vehicle recharging points meeting at least the following minimum standard for numbers and power output shall be installed:

- A Standard Electric Vehicle Charging point providing a continuous supply of at least 16A (3.5kW) for each residential unit that has a dedicated parking space

Charging points installed shall be retained thereafter.

**Reason:** In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP21, LP24, LP51, and LP52 of the Kirklees Local Plan, Principle 18 of the Housebuilders Design Guide SPD, Chapter 9 of the National Planning Policy Framework, and the West Yorkshire Low Emission Strategy (WYLES).

**NOTE:** All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

**NOTE:** Any retaining features affecting the highway will require formal technical approval by the Council as the Highway Authority. Please contact Farhad Khatibi (Team Leader) on 01484 221000 who will be able to advise you of the necessary requirements in more detail.

**NOTE:**

- A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be futureproof.
- Standard charging points for single residential properties that meet the requirements specified in the latest version of "*Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)*" by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of at least 16A (3.5kW) and have Type 2 sockets would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

**NOTE:** The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing

access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

**NOTE:** The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

**NOTE:** To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays,  
08.00 and 13.00 hours, Saturdays,  
with no working Sundays or Public Holidays.

In some cases, different site-specific hours of operation may be appropriate.

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	OS2		18/01/2023
Topographical Survey	S9164		18/01/2023
Existing & Proposed Site Sections	P2	A	18/01/2023
Existing Floor Plans & Elevations (Farmhouse)	S1		18/01/2023
Block Plan	P7	C	18/01/2023
Site Plan	P10	D	19/05/2023
Landscape Proposals	WF-01-23		10/03/2023
Proposed Floor Plans & Elevations (Farmhouse)	P12	A	18/01/2023
Proposed Floor Plans &	P11	E	19/05/2023

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Elevations (Unit 4)			
Planning Statement	-		18/01/2023
Structural Survey Report	HD-S22-0506		18/01/2023
Phase 1 Desk Study	P18-00854		18/01/2023
Phase 2 Geo-Environmental Report	C1913/21/E/2940		18/01/2023
Gas monitoring letter	C1913/23/E/5097		05/04/2023
Phase 3 Remediation Strategy Report	C1913/23/E/5135		05/04/2023
Coal Investigation	C1913/21/E/3053		18/01/2023
Noise Report	Report of Sound Measurements and Recommendations by S&D Garritt Ltd. Dated 23 <sup>rd</sup> August 2022		18/01/2023
Drainage Report	7993L001		18/01/2023
Bat Survey Report and Statement	1759a	3	21/03/2023
Bat Mitigation Measures letter	1759-031122/TFMB		18/01/2023
Report of Bat Watching Brief Undertaken	1759-281122-TF/PB		18/01/2023

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.

Following the initial KC Ecology response, additional details were requested and received, which were considered acceptable. Officers raised concerns about the proposal in terms of visual and residential amenity. Following negotiations and the submission of amended plans reducing the overall bulk and amount of glazing to Unit 4, these concerns were overcome. The amended plans were not subjected to any formal new publicity since they represented a reduction in size overall and were not considered to raise substantial new planning issues.

**Report Dated:** 05/07/2023

