

**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>2023/62/90988/E</b>
Site Address:	rear of, 3, East Fold, Skelmanthorpe, Huddersfield, HD8 9EZ
Description:	Erection of detached dwelling
Recommending Officer:	Nina Sayers

**DECISION - REFUSED**

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

Emma Thompson

***AUTHORISED OFFICER***

**Date: 9-Aug-2023**

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## **Officer Report**

### **Site Description**

2023/90988 - rear of, 3, East Fold, Skelmanthorpe, Huddersfield, HD8 9EZ

The application site is an undeveloped plot of land within the domestic curtilage of 3 East Fold, in Skelmanthorpe. The site is predominantly covered in grass with shrubbery and small trees. There are residential properties directly adjacent to the site in all directions, however further to the north and south of the site is characterised by open fields. The surrounding properties vary in character and design but are predominantly detached dwellings set within a large plot of land.

The site is accessed via East Fold, an unadopted highway which provides access to three existing dwellings. East Fold adjoins Busker Lane which is a classified B road (B6116).

The site is located within the Green Belt on the Kirklees Local Plan. The site is not in a conservation area and there are no listed buildings within close proximity to the site.

### **Description of Proposal**

The application seeks planning permission for the erection of a detached dwelling.

The proposed dwelling would be located to the rear of 3 East Fold. It would be single storey, in an L-shaped design with a hipped roof form. The proposal would serve a two-bedroom dwelling with associated living accommodation. The dwelling would be finished in natural stone under a blue slate roof. Access would be provided from East Fold with turning provision and parking within the site.

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

Officers raised concerns regarding the principle of a new dwelling within the Green Belt, land contamination issues and highway safety. The applicant was made aware of the concerns and was given the opportunity to submit additional information, primarily to overcome the concerns regarding land contamination. No additional information was provided.

### **Relevant Planning History**

2022/94055 Certificate of lawfulness for proposed erection of outbuilding to house pool enclosure and garage. Granted.

## **Representations**

### **Final publicity date Expires:**

Neighbour letters expired on 16<sup>th</sup> June 2023.

Two representations were received as a result of the above publicity all in objection to the scheme. They raised the following concerns:

- Driveway is in third party ownership and house deeds
- Applicant does not have permission to use land
- Applicant does not have permission to access sewer

These will be addressed and responded to in section 6 of this report.

## **Consultation Responses**

**KC Highways Development Management** – Concerns raised.

**KC Policy** – Object to the scheme.

**KC Environmental Health** – Object to the scheme.

**KC Coal Authority** – Object to the scheme.

## **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) and the Holme Valley Neighbourhood Development Plan (adopted 8<sup>th</sup> December 2021).

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

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP7 – Efficient and Effective Use of Land and Buildings
- LP11 – Housing Mix and Affordable Housing
- LP20 – Sustainable Transport
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and Improvement of Local Air Quality

- LP52 – Protection and Improvement of Environmental Quality
- LP53 – Contaminated and Unstable Land

#### **Other Guidance Documents:**

- Housebuilders Design Guide SPD (2021)
- Kirklees Highway Design Guide (2019)
- Nationally Described Space Standards
- National Design Guide

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

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 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 NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- 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

#### **Summary of Principal Planning Issues**

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Scale, design and visual impact of the proposed development
- 2) Impact of the proposed development upon the privacy and amenity of neighbouring properties
- 3) Impact on highway safety
- 4) Other matters
- 5) Conclusion

#### **1 - Principle of Development:**

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

The site is displayed as located within the Green Belt on the KLP Policies Map. Policy LP2 states that:

*“All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...”*

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 NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

Policy generally seeks to support residential development upon unallocated sites. However, it is noted that this site is within the Green Belt. Given the Housing Delivery Test results, there is no pressure to release Green Belt land. Therefore, the principle of developing in the Green Belt must be assessed in order to determine whether the principle of development is acceptable. The proposal will also be assessed against all other material considerations.

#### Green Belt

The application site is within the Green Belt as located on the Kirklees Local Plan. Chapter 13 of the NPPF requires Local Planning Authorities to regard

the construction of new buildings in the Green Belt as inappropriate development. Paragraph 149 states that construction of new buildings in the Green Belt are regarded as inappropriate development with certain exceptions. This application does not fall within any of the exceptions and is therefore contrary to green belt policy and represents inappropriate development. Inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances.

When considering any application, local planning authorities should ensure that substantial weight is given to any harm and that very special circumstances will not exist unless the reason by inappropriateness, and any other harm, is clearly outweighed by other considerations. The erection of a building where none currently exists will harm the openness of the green belt in this location. The intensification of use from the creation of a separate dwelling including fragmentation to create a separate curtilage would also harm the openness of the green belt in this location. Harm would therefore be caused through reason of inappropriateness and through impact on openness, both of which carry substantial weight.

In support of the application the applicant has stated that a certificate of lawfulness has been granted (2022/94055) for the proposed erection of an outbuilding to house pool enclosure and garage which included a proposed driveway to the garage. The footprint and height are generally the same but with some differences to window and door openings. The applicant contends that the permitted development right to construct the building as shown on 2022/94055 represents a fallback position that would not have any material difference in terms of impact than the current proposal and as such very special circumstances exist that would outweigh the harm caused to the green belt.

National green belt policy in the NPPF outlines that the construction of new buildings is inappropriate with only a limited number of specified exceptions, none of which apply to this proposal. The fall-back position of permitted development rights is not considered a very special circumstance sufficient to overcome the substantial degree of harm that would be caused to the green belt by reason of inappropriateness and impact on openness.

It is therefore considered that this proposal would result in significant harm to the openness of the green belt, conflicting with the purposes of including land within it and therefore cannot be supported. This would be contrary to the aims of Chapter 13 of the National Planning Policy Framework.

A more detailed assessment of the proposal's design and its impact on the surrounding environment, assessed against Policy LP24 of the Kirklees Local Plan amongst other Policies, is undertaken below.

## 2 - Impact on Visual Amenity:

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) provides a principal consideration concerning design which

states: “The creation of high-quality 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 NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 134 of the NPPF 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.”*

Principle 15 states that the design of the roofline should relate well to site context. Further to this, 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.

The proposed dwelling is sited to the rear of 3 East Fold, set back significantly from the highway and would not be visible from Busker Lane. The surrounding area consists predominantly of detached properties which are all set back from the highway, further than no.1 and no.3 East Fold, resulting in a staggered building line. This is emphasised by no.2 East Fold which is set further south of no.1 and 3 as well as the small terrace of properties directly opposite the access to East Fold which front the highway.

The proposed dwelling would be located between nos.2 and 3 East Fold. Whilst the property would not front Busker Lane, given the variety in the set

back of the current properties, there is not an established building line and therefore the siting of the proposal, in terms of the building line alone, is considered appropriate in this instance. The proposal therefore complies with Principle 5 of the Housebuilders Design Guide SPD.

In terms of design, the proposed dwelling would comprise an L-shaped, bungalow with a hipped roof form, finished in natural stone under slate roofing. The surrounding area is a mixture of single and two-storey properties, so there is not prominent roof form. The properties are predominantly finished in similar materials to the proposed dwelling. Notwithstanding concerns regarding the principle, the proposed design is considered to not cause any harm to the visual amenity of the wider area.

Notwithstanding the harm to the character and openness of the green belt set out above, the proposal would be in keeping with the character of the area in terms of siting, design and materials. It is in this specific regard that the development would comply with the general principles of LP24 of the Kirklees Local Plan, Principles 2, 5, 13, 14 and 15 of the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

### 3. Impact on Residential Amenity

Sections B and C of 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, Chapter 12 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 Housebuilder Design Guide SPD states ‘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 Housebuilders Design Guide SPD goes on to set out typical minimum separation distances. These are as follows:

- 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 nos.2 and 3 East Fold and the property due west of the site which officer assume is residential. The impact upon these properties will be discussed below. 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.

#### *Impact on no.2 East Fold*

No.2 East Fold is located due south of the application site. There would only be one opening on the southern elevation of the proposed dwelling, which would be set in ~4.1 metres from the shared boundary. No.2 is set ~12.5 metres from the shared boundary. Whilst this would result in a separation distance of less than 21 metres, the proposed dwelling would be single storey and there would be significant planting along the boundary that would prevent any significant overlooking, overbearing or overshadowing to neighbouring or future occupiers. A site section would be beneficial in terms of demonstrating the relationship. Details of boundary treatment would need to be secured by condition to preserve residential amenity should this application be approved.

#### *Impact on no.3 East Fold*

3 East Fold is directly north of the application site. There would remain a separation distance of 22+ metres between the proposed dwelling and existing openings at no.3 which complies with principle 6 of the Housebuilders Design Guide. The proposed dwelling would be located within the existing domestic curtilage of no.3 thus reducing the amenity space available to the current occupiers. This is considered acceptable as there would be sufficient amenity space remaining for both the occupants of no.3 and future occupants of the proposed dwelling.

Therefore, no significant harm is considered to be caused to the occupants of no.3 east fold as a result of the proposal.

#### *Property to the west of the proposed dwelling*

There is a property located to the west of the application site, upon a site visit, it was unclear to officers if this is inhabited. There would remain a separation distance of 24+ metres between the proposed dwelling and the adjacent property to the west which complies with principle 6 of the Housebuilders Design Guide. Therefore, should this building be occupied, no significant harm is considered to be caused to the occupants as a result of the proposal.

#### *Impact on future occupants*

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 dwelling exceeds the minimum recommendations as set out within the NDSS for such a dwelling, and the proposed garden is considered to be a good size for a dwelling of this scale.

Subject to a condition, the proposed development is therefore considered acceptable in terms of residential amenity and it is considered that the proposed development complies with Local Plan Policy LP24(b), principles of the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

#### 4. Impact on Highway Safety

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. Chapter 9 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. The Highway Design Guide SPD is also relevant.

The proposed dwelling would create a two-bedroomed dwelling. The applicant has not specified a parking area within the site, however the long access would allow for parking of at least two vehicles. Notwithstanding this, KC Highways DM have raised concerns with the proposal as they require two independent off-street parking spaces with internal turning to be shown on the plans. Whilst a turning area has been demonstrated on the submitted site layout plan, the proposed driveway as shown on the plans is not wide enough to allow two vehicles to pass one another, scaling 3.5m in width, and will not therefore allow a vehicle to use the turning space and exit the site past a parked vehicle. Given that Busker Lane is a classified road, internal vehicle turning would need to be provided that allows for two vehicles to enter, park and exit in a forward gear.

The existing access into the site has a narrow footway and driveway. KC Highway DM asked for the applicant to confirm the width of the existing driveway which should be a minimum of 4.5m to allow vehicles to potentially pass at the access.

Sight lines from the exiting access onto Busker Lane to the east or left when exiting the site are poor. KC Highway DM asked for the applicant to confirm their proposals to improve the proposed sight lines onto Busker Lane.

Requirements for emergency vehicle access are as follows:

- there should be a minimum carriageway width of 3.7 m between kerbs.
- there should be vehicle access for a pump appliance within 45 m of single-family houses.
- there should be vehicle access for a pump appliance within 45 m of every dwelling.
- entrance for flats/maisonettes.
- a vehicle access route may be a road or other route; and

turning facilities should be provided on cul-de-sac roads/driveways exceeding 20m in length. In this case, the proposed dwelling is over 45m from Busker Lane and the driveway from East Fold is over 20m in length.

Bin collection points should be provided to both dwellings to enable bins to be presented on collection day without either obstructing the highway or proposed driveways. This can be secured by condition if approval is recommended.

As the principle of development is unacceptable, officers did not enter into further negotiations with the agent to overcome the highway safety concerns.

The proposal therefore would result in vehicles having to reverse out of the site and there would not be adequate access for emergency vehicle access. The proposal therefore fails to comply with LP21 and LP22 of the Kirklees Local Plan and the aims of the Kirklees Highways Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

## 5. Other Matters

### *Land contamination*

The site is within a High Risk Coal Mining area as defined by the Coal Authority. A Coal Mining Risk Assessment was submitted as part of the proposal and the Coal Authority were consulted. The applicant has submitted a Coal Mining Risk Assessment, Desk Study (May 2023, prepared by GeoEnviro Solutions Ltd) to accompany the planning application. However, the proposed mitigation in the way of a watching brief during the site strip is not considered proportionate or appropriate when considered against assessment of the risks posed by coal mining legacy, as detailed within the report (i.e. medium risk). Consequently, the Coal Authority considers that the report should be revised and resubmitted to fully address these concerns. The Coal Authority therefore objects to this planning application. These concerns were raised with the agent and no revised report was submitted. The proposal therefore fails to comply with LP53 of the Kirklees Local Plan.

KC Environmental Health were also consulted on the scheme. They consider that, although a coal mining report is titled a desktop study, section 7 informs a site walkover was undertaken, no evidence or commentary regarding a site walkover is included. The report applies a moderate risk in relation to the probable presence of shallow coal. Occupation of a residential dwelling is considered a sensitive end use and therefore KC Environmental Health recommend full contaminated land conditions to fully appraise all of the contamination risks pertinent to the proposed development. Should approval be recommended these conditions would be added to the decision notice.

### *Climate Change*

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. National Planning Policy 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 predates 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.

The proposal is for the erection of a detached dwelling. To ensure it contributes positively to mitigating the impact of climate change and air quality, a condition should be inserted to the decision notice requiring an electric vehicle recharging point be provided within the site for the future occupants of each dwelling. This is to comply with the aims of policy LP24 of the KLP and chapters 9 and 14 of the NPPF, which seek to promote sustainable transport and to support low carbon future.

### *Biodiversity*

It is acknowledged that the site does fall within a bat alert area as identified by the Council's GIS mapping system. The application site is an undeveloped piece of land serving domestic curtilage with no mature trees or structures. Therefore, it is likely to have low potential for protected species. However, Policy LP30 of the Kirklees Local Plan and Principle 9 of the Kirklees Housebuilders Design SPD set out that proposals should provide net gains in biodiversity. Given this, the provision of bat and bird box on the proposed dwelling are to be recommended as a condition should permission be granted.

## 6. Representations

Two representations were received as a result of the publicity of this application, both in objection to the scheme. They raised the following concerns:

- Driveway is in third party ownership and house deeds
- Applicant does not have permission to use land
- Applicant does not have permission to access sewer

*Officer Response: These are all civil matters to be discussed between the applicant and neighbouring occupants. The applicant has signed certificate A which demonstrates they own all the land within the application site. Officers have also received clarity from the agent regarding the ownership and land registry. It is the applicant's responsibility to ensure the correct ownership certificate is signed. The granting of planning permission would not override any private rights of ownership and it is the applicants responsibility to ensure they have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside their ownership.*

## 7. Conclusion

This application for the erection of a detached dwelling at land adj, 3 East Fold, Skelmanthorpe 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.

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.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development proposals do not accord with the development plan and the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development, when assessed against policies in the National Planning Policy Framework and other material considerations.

**Recommendation:            Refuse**

## **Decision Authorisation - Delegated Powers**

**Application Number:** 2023/90988

**Officer Recommendation:** Refusal

### **Conditions and Reasons:**

1. The application site is located within the designated Green Belt, whereby, as set out in the National Planning Policy Framework, development, subject to certain exceptions, is regarded as inappropriate. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The proposed erection of a detached dwelling is considered to constitute inappropriate development in the Green Belt, thus, detrimentally harming the openness and character of the Green Belt, whereby no appropriate very special circumstances have been demonstrated sufficient to outweigh harm. To permit the proposed development would impact adversely upon the openness of the Green Belt contrary to paragraphs 147, 148 and 149 and the aims of Chapter 13 of the National Planning Policy Framework.
1. The proposed development, by reason of the failure to demonstrate adequate mitigation during the site strip, is considered disproportionate or inappropriate when considered against assessment of the risks posed by coal mining legacy. An inappropriate level of safety details with respect to coal mining legacy/risk, has the potential to result in an unsafe development. Therefore, to permit the proposals would be contrary to Policies LP53 of the Kirklees Local Plan and paragraph 183 of the National Planning Policy Framework.
2. The proposed site layout would not allow for vehicles to park and turn within the site at one time; therefore, vehicles would not be able to enter and exit the site in a forward gear. The applicant has also failed to demonstrate suitable access for emergency vehicles. The scheme would not ensure the safe and efficient flow of traffic within the development or on the surrounding highway network, thus having a detrimental impact upon highway safety. To permit the development would be contrary to LP21 of the Kirklees Local Plan and Paragraphs 110 and 111 of the National Planning Policy Framework.

### **Plans and Specifications Table:**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	22/801/01c		09/05/2023
Existing Block Plan	22/801/02c		09/05/2023
Proposed Site Layout	22/801/04d		09/05/2023

Proposed Plans and Elevations	22/801/05c		09/05/2023
Design and Access Statement	22/801		09/05/2023
CMRA	3632-23 CMRA		09/05/2023
Climate Change Statement	22/801		09/05/2023

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 Planning Authority has, 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.

Officers raised concerns regarding the principle of a new dwelling within the Green Belt, land contamination issues and highway safety. The applicant was made aware of the concerns and was given the opportunity to submit additional information, primarily to overcome the concerns regarding land contamination. No additional information was provided.

Report Dated: 07/08/2023