

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended)**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR  
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	<b>2023/44/91161/E</b>
Site Address:	41, Boothroyd Lane, Westtown, Dewsbury, WF13 2RB
Description:	Discharge conditions 2 (collection of wastes), 3 (cycle storage) on previous permission 2022/93239 for change of use from hotel to thirteen bedroom House of Multiple Occupation (C4)
Recommending Officer:	Elenya Jackson

**DECISION – APPROVE DISCHARGE OF CONDITIONS**

**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: 12-Jun-2023**

## **Officer Report**

**2023/91161: 41, Boothroyd Lane, Westtown, Dewsbury, WF13 2RB**

Discharge conditions 2 (collection of wastes), 3 (cycle storage) on previous permission 2022/93239 for change of use from hotel to thirteen bedroom House of Multiple Occupation (C4)

### Condition 2 (Collection of Waste)

Condition 2.

Within one month from the date of this decision notice, details of all areas to be used for the storage and collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter be provided within two months from the approval of the discharge of condition and thereafter retained and kept clear of all obstructions to the use as storage and collection of waste from the premises.

Reason: To ensure that the development has adequate facilities for the separation and storage of wastes and to ensure that they can be collected without causing an obstruction to the public highway, so as to accord with the aims of Policies LP21 and LP24(d)(vi) of the Kirklees Local Plan

### Condition 3 (Cycle Storage)

Within one month from the date of this decision notice, details of cycle storage provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter be provided within two months from the approval of the discharge of condition and thereafter retained and kept clear of all obstructions to the use as cycle storage.

Reason: To ensure that the development has adequate facilities for cycle parking provision in the interest of achieving a sustainable development, so as to accord with the aims of Policy LP24 of the Kirklees Local Plan

### **Assessment Condition 2**

The following has been submitted:

- Supporting Statement
- Drawing no.6

KC Highways DM were consulted on the submitted documents and concluded that the details provided were acceptable for the purpose of condition 2.

You are, however, reminded that condition 2 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

### **Assessment Condition 3**

The following has been submitted:

- Supporting Statement
- Drawing no.6

KC Highways DM were consulted on the submitted documents and concluded that the details provided were acceptable for the purpose of condition 3.

You are, however, reminded that condition 3 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved

#### **Decision notice text**

#### **Condition 2 (Collection of waste)**

The following has been submitted:

- Supporting Statement
- Drawing no.6

In conclusion, it is considered that the proposed bin collection point and storage location are acceptable for the purposes of condition 2. However, condition two can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.

#### **Condition 3 (Cycle Storage)**

The following has been submitted:

- Supporting Statement
- Drawing no.6

In conclusion, it is considered that the proposed cycle storage details are acceptable for the purposes of condition 3. However, condition 3 can only be fully discharged when the proposal is constructed and maintained in accordance with the details approved.