

**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:	2023/62/91267/W
Site Address:	Grange Farm, Slaithwaite Road, Meltham, Holmfirth, HD9 5PT
Description:	Partial demolition of existing outbuilding and alterations to form office/gym/garage/trailer store/stables/tackroom/feed store and change of use of agricultural building for horse schooling arena
Recommending Officer:	William Simcock

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the Committee Authorisation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 12 September 2023

Decision Authorisation – Committee Decision

Committee: Strategic Planning Committee

Date of Committee: 31st August 2023

Application Number: 2023/91267

Officer Recommendation: Conditional Full Permission

Committee Decision: Conditional Full Permission

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 LP24, 56, 57 and 60 of the Kirklees Local Plan and Key Design Principles 1, 2, 8, and 9 of the House Extensions and Alterations Supplementary Planning Document (SPD).

3. The external walling materials used on the outbuilding shall in all respects match the existing walling materials, and the roofing materials used shall in all respects match those used on the existing dwelling.

Reason: In the interests of visual amenity and protecting the character of the landscape, and to accord with the aims of Policies LP24(a), 57 and 60 of the Kirklees Local Plan and Key Design Principles 1 and 2 of the House Extensions and Alterations (SPD).

4. The equestrian facilities hereby approved shall be used for private non-commercial purposes only.

Reason: In the interests of highway safety and to avoid causing harm to the visual and open character of the Green Belt as a result of increased vehicular traffic visiting the site and associated activities, in accordance with Policies

LP21 and LP56 of the Kirklees Local Plan, as well as Chapter 13 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			03-May-2023
Location plan			03-May-2023
Topographical survey and proposed site plan	MP/MGF/1121-02		28-Apr-2023
Topographical survey and existing site plan	MP/MGF/1121-02		28-Apr-2023
Outbuilding as existing	78-2-A		28-Apr-2023
Outbuilding as proposed	78-2-B		28-Apr-2023
Existing agricultural building	78-2-F-1		28-Apr-2023
Proposed riding arena	78-2-F-2		28-Apr-2023
Planning statement			28-Apr-2023
Climate change statement			03-May-2023
Barn Owl survey report			18-Jul-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 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. No negotiations were required, as the application was acceptable on the basis of the original submission.

Report Dated:

11-Sep-2023

