

Enquiries to: Nick Hirst

Kirklees Direct
Tel: 01484 414746
Email: nick.hirst@kirklees.gov.uk

Jennie Hanbidge,
Johnson Mowat
Coronet House
Queen Street
Leeds
LS1 2TW

Date: 26-Jul-2023
Our Ref: 2023/91615

Dear Madam,

Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990

Non material amendment to previous permission 2022/92675 for variation condition 2 (internal road specification) on previous permission 2020/93254 for variation conditions 1 (Plans and Specification), 10 (Waste Collection), 11 (Electric Vehicle Charging Point) on previous reserved matters approval 2019/92710 pursuant to outline permission 2017/93347 for erection of 32 dwellings

land off, Fieldhead Lane, Birstall, Batley
Application Number: 2023/91615

Thank you for your application dated 31-May-2023 for a non-material amendment to the above scheme. The amendment sought is amendments to condition 7 and 10 to include reference to plan ref. '3001.09.603. Rev . D'.

The application has been assessed against the Council's Protocol for dealing with non-material amendments, giving weight to the purpose of applications seeking non-material amendments. Taking all this into account the alteration to the wording of conditions 7 and 10, as set out below, may be considered as non-material amendments to the original conditions.

The conditions are therefore hereby amended to the following:

7. Notwithstanding the submitted information, prior to the occupation of the hereby approved dwellings, details for the provision of a pedestrian route and cycle track across the site from Field Head Lane to the boundary with Oakwell Hall Park, as indicatively shown on plan ref. '3001.09.603 Rev. D' shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include details of signage to bring the route to the attention of users of the route via the application

site. This approved pedestrian/ cycleway route shall be provided prior to the occupation of the site, or in accordance with a timeframe agreed with the Local Planning Authority and permanently retained thereafter.

Reason: To enhance pedestrian and cycle facilities, in the interest of public health and highway safety, to comply with Policy LP21 of the Kirklees Local Plan

10. Prior to the occupation of each of the hereby approved dwellings, the dwelling shall have its respective bin presentation point shall be hard paved and provided on site, as shown on plan ref. '3001.09.603 Rev. D'. Thereafter each bin presentation point shall be retained.

Reason: To ensure adequate waste collection arrangements are in place, in the interest of the safe and efficient operation of the highway as per Policy LP21 of the Kirklees Local Plan.

It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully,

Mathias Franklin
Head of Planning and Development