

**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:	2023/62/91689/W
Site Address:	Office 42, Prospect House, Prospect Street, Springwood, Huddersfield, HD1 2NU
Description:	Change of use from offices to one flat
Recommending Officer:	Katie Chew

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.

John Holmes

AUTHORISED OFFICER

Date: 28th July 2023

Officer Report

Site Description

Office 42, Prospect Business Centre, Prospect Street, Springwood, HD1 2NU

The application site comprises of a large three storey L shaped building which recently gained approval to be converted into residential units. There is a car parking area provided to the south of the site, accessed from Prospect Street to the north.

To the north of the site is Huddersfield Fire Station, to the east and south is Outcote Bank (A62), and to the west adjoining the site is a small brewery.

Description of Proposal

The applicant is seeking planning consent for the change of use of officers to one flat.

The proposed flat would have an internal floorspace of approx. 46sqm and would comprise of a bedroom, bathroom, and open plan kitchen/dining/living area.

Officer note: Permission was previously granted for a flat in this location of the building under application: 2021/90459 this was for prior approval for the change of use from first floor and attic officers to 17 apartments. Since this permission was granted, the applicant has sought to remove one of the accesses into the building this has allowed for an amended internal layout with access now provided to this flat from stairs to the east.

In addition, the existing windows on the western elevation of the host building are to be removed with 4 new windows installed at first and ground floor level within a more southern location to allow for the amended internal layout for this block of apartments.

History of negotiations/amendments received

No amendments have been sought on this occasion.

Relevant Planning History

2023/90984 – Change of use and alterations to convert second floor to 4 apartments. Approved 16th May 2023.

2022/94126 – Installation of new second floor to create 4 new apartments. Refused 1st March 2023. This application was refused as:

“1. The proposed development, by reason of the severely limited amount of useable internal floor space and restricted natural light, and outlook, from habitable room windows, would provide a poor standard of amenity to future

occupiers contrary to paragraph 130(f) of the National Planning Policy Framework, Principle 16 of the Council's adopted Housebuilders Design Guide Supplementary Planning Document and Policy LP24(b) of the Kirklees Local Plan".

2022/92791 – Conversion of attic space to 4 apartments with the installation of 9 no. dormer windows. Refused 14th October 2022. This application was refused as:

"1. The inclusion of 9 no. contrived dormer windows on the east and western roof pitches of the host property, would result in incongruous and discordant additions to what is a traditional industrial building of simple and elegant construction, sited within a prominent location which is openly visible from numerous public vantage points. The dormer windows would not be in keeping with the character and appearance of the area too. The proposal would thereby cause detrimental harm to the visual amenities of the locality, contrary to Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 2, 13, 14 and 15 of the Council's adopted Housebuilders Design Guide SPD.

2. The proposed development, by reason of the severely limited amount of useable internal floorspace for proposed apartment 3, would provide a poor standard of amenity to future occupiers of this apartment. Therefore, the development would be contrary to the aims of the National Planning Policy Framework paragraph 130(f), Principle 16 of the Housebuilders Design Guide SPD and Policy LP24(b) of the Kirklees Local Plan."

2022/91659 – Conversion of attic space to 4 apartments. Refused 4th July 2022. This application was refused as:

"1. The proposed development, by reason of the severely limited amount of useable internal floorspace and lack of outlook would provide a poor standard of amenity to future occupiers. Therefore, the development would be contrary to the aims of the National Planning Policy Framework paragraph 130(f), Principle 16 of the Housebuilders Design Guide SPD and Policy LP24(b) of the Kirklees Local Plan."

2021/93472 – Discharge of conditions 1. (Cycle storage facility) 2. (Collection of wastes) 3. (Air-quality impact assessment) 4. (groundworks) & 5 (noise) on previous permission no. 2021/92073 for Prior approval for change of use from office (Class B1a) to nine residential units (Class C3). Split decision 17th February 2022.

2021/93471 – Discharge of conditions 1 (secure cycle storage), 2 (collection of wastes), 3 (air quality impact assessment) and 4 (noise) on previous permission 2021/90459 for prior approval for change of use from first floor and attic offices to 17 apartments. Approved 16th February 2022.

2021/92073 – Prior approval for change of use from office (Class B1a) to nine residential units (Class C3). Approved 12th July 2021.

2021/90459 – Prior approval for change of use from first floor and attic offices to 17 apartments. Approved 12th May 2021.

2018/94097 – Certificate of lawfulness for proposed use of office for online ridesharing booking office. Granted 6th February 2019.

92/00826 – Erection of illuminated sign. Refused 7th April 1992.

91/00754 – Formation of car park and installation of emergency exit. Approved 26th March 1991.

Representations

Final publicity date expires:

Neighbour Letters – Expired 26th July 2023.

No representations have been received to date.

Officer note: We are currently undertaking the legal 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 only, details of which are outlined above. Whilst it is acknowledged that a Public Right of Way runs to the south of the application site, given that the proposals seek a simple conversion and alterations to windows it is not considered that the scheme would impact or detract from this PROW, therefore the application has not been advertised via press or site notice in this instance.

Consultation Responses

No technical consultations required.

Parish/Town Council

N/A.

Local Ward Members

None.

Planning Policy Background

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 27th February 2019).

The application site is unallocated within the Kirklees Local Plan but is located within a Bat Alert Area, Newsome Neighbourhood Area, and Coal Referral Area. It is also important to note that a Public Right of Way runs to the south of the site.

Officer note: Whilst it is acknowledged that the application site is location within a coal referral area, given the nature of the proposals is for a simple conversion, and alterations to windows, it is considered unnecessary to require a Coal Mining Risk Assessment in this instance.

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- 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
- LP52 – Protection and Improvement of Environmental Quality

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021 the Planning Practice Guidance Suite (PPGS) first launched 6th 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. In this instance the chapters of most relevance include:

- Chapter 2 – Achieving sustainable development
- 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 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
2. Scale, design and visual impact of the proposed development

3. Impacts of the proposed development upon the privacy and amenity of neighbouring properties
4. Impact on highway safety
5. Other matters
6. Conclusion

1 – Principle of Development:

The proposal would lead to the formation of one residential flat; therefore, it is considered appropriate to consider the Council's Housing Land Supply position.

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.

Furthermore, Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy LP24 of the KLP is relevant and states that "good design should be at the core of all proposals in the district".

The site is without notation on the Kirklees Local Plan, Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to state that:

'The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area'.

In this instance Policy LP11 is also relevant as the scheme aims to create additional units within an existing residential block. Furthermore, the policy states that *'all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need'*.

Therefore, having taken into account general policies regarding the provision of 1 apartment within an existing apartment block within Prospect Business Centre, within the wider context, it is considered that the principle could be acceptable, subject to an assessment against all other material planning considerations below.

2 – Impact on Visual Amenity:

Chapter 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

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 14 of the Housebuilders design guide states that the design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and materials.

Principle 13 seeks to ensure consideration is given to use locally prevalent materials and finishing to reflect the locality.

The majority of the works proposed relate to internal alterations to provide an amended scheme for 1 apartment on the first floor within the host building. External alterations are proposed however to the western elevation whereby the existing windows within this elevation are to be removed with 4 new windows installed at first and ground floor level within a more southern location to allow for the amended internal layout for this block of apartments, and to ensure that natural light and outlook can be gained from habitable rooms within the apartments. Whilst this change will result in the loss of some

of the detailing found within this elevation, the property is not listed and is not located within a Conservation Area, therefore these changes could be undertaken at the site already without the need for planning permission. In addition, the windows to be installed will be reflective of the style and design of existing windows within the building and this alteration will also support the viable change of use of this building into residential units.

Taking the above into account, Officers consider the external changes to result in minimal harm to the existing building, and therefore it is concluded that the works would accord with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 2, 13 and 14 of the Housebuilders Design Guide SPD.

3 – Impact on Residential Amenity:

Sections B & C of the Kirklees Local Plan Policy LP24 which states 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 occupiers.

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.”*

Given the location of the host building and that the majority of the proposals relate to internal works, the main issue that could arise would relate to overlooking of any neighbouring properties. That being said, land to the west of the application site over which views could be taken comprises a number of commercial buildings/uses and therefore there are no adjacent residential properties that would be impacted by the proposed alterations.

Amenity of future occupiers

Principle 16 of the Housebuilders Design Guide seeks to ensure 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. The Council’s adopted Housebuilders Design Guide SPD requires, within principle 16, that nationally described space standards are met to ensure that new homes are able to meet basic lifestyle needs and provide high standards of amenity for future occupants.

In this instance Officers note that the apartment would provide sufficient internal floor space in line with the Nationally Described Space Standards for a one person, one bedroomed, single storey apartment. All habitable rooms

belonging to this apartment would also have access to at least 1 window and therefore the future occupiers would have a sufficient outlook and natural light.

In relation to Principle 17 of the Housebuilders Design Guide SPD, it is considered that whilst the lack of outdoor amenity space is unfortunate, the proposed dwelling would be sited relatively centrally in Huddersfield with access to areas of public open space accessible by foot. Therefore, this arrangement in this instance is considered acceptable.

It is also noted that the Council's Environmental Health Officers did request conditions on a previous and similar application at the site (app ref: 2022/91659), for the submission of a Noise Impact Assessment. Whilst these details have not been provided under this current application, details have been provided under application ref: 2021/93471 which sought to discharge conditions 1 (secure cycle storage), 2 (collection of wastes), 3 (air quality impact assessment) and 4 (noise) on previous permission 2021/90459 for prior approval for change of use from first floor and attic offices to 17 apartments and the matter of noise could be dealt with by means of an appropriately worded condition should permission be granted.

In conclusion, taking the above into account it is considered that the proposals would not result in significant or detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Chapter 12 of the National Planning Policy Framework. The proposals are also considered to be in accordance with the Council's adopted house builders design guide SPD.

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 on highway safety and provide sufficient parking. 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.

Principle 12 of the Housebuilders Design Guide sets out, amongst other things that parking to serve dwellings should not dominate streets and should be to the side/rear. Principle 19 of the Housebuilders Design Guide states that provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

Whilst highway Officers have not been consulted on this occasion, they were consulted under a recent previously refused application for a similar scheme (app ref: 2022/91659) whereby they raised no concerns to the lack of off-street parking proposed given the site's sustainable location and that there are a number of public car parks within a short walk of the site. In addition,

permission has already previously been granted for an apartment in this location of the building under application 2021/90459, and therefore there will be no increase in vehicles to the site from what was already previously approved under the above application. Officers have no reason to disagree with the previous comments and consider these relevant for this application, therefore there are no concerns with regards to access and parking at the application site.

Should the application be approved, a footnote should be included which highlights that the adjacent Public Right of Way to the south should remain unobstructed during and after construction.

In terms of waste storage a discharge of condition application (reference: 2021/93471) was submitted to the Council in September 2021 for the discharge of condition 2 which related to the collection of wastes. The applicant's agent submitted drawing no. 10DOC Rev A 'Proposed Site Plan Discharge of Conditions', received 4th November 2021. This drawing outlined that the proposed communal bin storage and collection area is to be located along the north-eastern boundary of the site and is to measure approximately 3m x 5.8m in size. The store is to be finished with timber cladding and have a profile sheet roof. This DOC application was approved in February 2022, as the above application covered the principle of having 17 apartments, including the apartment applied for within this application, Officers do not consider it reasonable or necessary to impose a further condition that requires these details to be submitted again however, it is reiterated that the requirements of condition 2 of application 2021/90459 do require the above approved details to be provided prior to first occupation of the apartments and to be retained thereafter.

Finally, Officers acknowledge that previous applications at this site have been accompanied by a condition requiring cycling parking provision to be provided at 1 space per dwelling, with cycle parking provision being supplied with the previously approved applications in mind. Again, it is noted that within the above discharge of condition application (2021/93471) condition 1 was discharged and related to the provision of secure cycle storage. Drawing no. 10DOC Rev A, received 4th November 2021 and a link to Bike Dock Solutions website was provided. The proposed shelter is to be BDS Centurion Shelter and is suitable for 10 bikes or more. The shelter is to be constructed from steel mesh sides and a corrugated steel roof. The cycle storage comprises of 3 stores and is to measure 4.1m x 3m. The Council's Highways Officers deemed the cycle storage to be suitable and confirmed that condition 1 should be discharged. As outlined above, the previous application 2021/90459 comprises of 17 apartments and included the part of the building the subject of this application, therefore it is not considered reasonable or necessary to include these conditions again. However, as before, it is noted that the requirements of condition 1 was that the facility be installed and made available to residents before any apartment is occupied and be retained thereafter.

It is therefore concluded that the scheme would not represent any significant additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22, principles 12 and 19 of the Housebuilders Design Guide SPD and the guidance contained within the National Planning Policy Framework.

5 – Other Matters:

Biodiversity

Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 9 of the Kirklees Housebuilders Design Guide is also relevant.

Whilst it is acknowledged that the application site is located within a Bat Alert Area, given the nature of the proposals and the location of the building in a very brightly lit urban area, it is considered unlikely that roosting bats would be disturbed during construction works, and that it is not proportionate to seek enhancements in this instance. However, an informative is to be provided should the application be recommended for approval.

Air Quality

The site of the proposed development is in Huddersfield town centre within 20m of an existing Air Quality Management Area (AQMA 9) and next to a road of concern. The proposal relates to the creation of 1 additional residential apartment. The concern is that although the development itself will not be adding to the local air pollution it will be introducing sensitive receptors into an area of existing poor air quality, where NO₂ concentrations are predicted to exceed the national air quality objective for that pollutant.

This issue has been raised before within previous applications at this site, whereby an Air Quality Impact Assessment by BWB (Ref: MCP2491-001)(dated: 20/12/2021), received 21st December 2021, and a Technical Note by BWB (Ref: MCP2491)(dated 20/12/2022, received 21st December 2021 were submitted to the council via discharge of condition applications ref: 2021/93471 & 2021/93472. Whilst these applications do not directly relate to the current proposals, they do refer to residential development within the same building and therefore their conclusions that the proposed development will not result in the expose of future residents to elevated pollutant concentrations, are deemed to be applicable in this case and therefore a condition relating to the submission of this information is not required.

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.

Policy LP24 of the Kirklees Local Plan sets out expectations of sustainability regarding development proposals.

Principle 18 of the Housebuilders Design Guide sets out that new proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy. Proposals should seek to design water retention into proposals.

Given the nature of the proposals for additional dwellings to an existing building, no special measures were required in terms of the planning application with regards to carbon emissions. However, the applicant has submitted a Climate Change Statement which outlines that the proposals will seek to provide extra insulation within the building, with heat pumps and a HMVA system installed. In addition, the timber frame is to be sourced from a local company. Taking the above into account, the proposed development would therefore comply with Policies LP24 and LP51 of the Kirklees Local Plan, Principle 18 of the Housebuilders Design Guide and Chapter 14 of the National Planning Policy Framework.

There are no other matters for consideration.

6 - Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF 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 proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve.

Decision Authorisation – Delegated Powers

Application Number: 2023/91689

Officer Recommendation: Approve with conditions.

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP7, LP11, LP20, LP21, LP22, LP24, LP30 and LP52 of the Kirklees Local Plan, principles 2, 5, 6, 9, 12, 13, 14, 15, 16, 17, 18 and 19 of the Housebuilders Design Guide SPD and Chapters 2, 5, 9, 11, 12, 14 and 15 of the National Planning Policy Framework.

3. The hereby approved development shall not be occupied until all works specified within the Noise Impact Assessment for proposed development: Prospect House, Prospect Street, Huddersfield, West Yorkshire, HD1 2NU, Ref – AS21-36V2, dated 30th November 2021, received 1st December 2021, previously approved under application 2021/93471, granted 16th February 2022 (to satisfy/discharge condition 4 (Noise) imposed on previous permission 2021/90459 granted 12th May 2021) have been completed. Once the works have been carried out in full these works shall be thereafter retained.

Reason: In the interests of amenity of the occupiers of these properties and to accord with the requirements of Policy LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a license. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If Bats are found then contact Natural England.

NOTE: The type and number of bins required should be in accordance with guidance supplied by the Kirklees Cleansing Department in the document

“Waste Storage and Collection Guidance for New Developments” which is available from waste.planning@kirklees.gov.uk or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>

NOTE: Public Footpath Huddersfield 333/20 is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works.

The Council’s public rights of way unit may be contacted by telephone on 01484 221000 or via email at publicrightsofway@kirklees.gov.uk

Plans and Specifications Schedule:

Plan Type	Reference	Web ID	Date Received
Location Plan	-	-	8 th June 2023
Proposed First Floor Plan and Elevations	03	-	8 th June 2023
Proposed Site Plan Discharge of Conditions	10DOC	A	8 th June 2023
Climate Change Statement – Supporting Information	-	-	8 th June 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 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. No amendments have been sought on this occasion as the proposals are deemed to be acceptable upon submission.

Report Dated:

27/07/2023

