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:	**2023/44/91873/W**
Site Address:	Huddersfield Road Car Park and Holmfirth Market Hall, Huddersfield Road, Holmfirth, HD9 3JH
Description:	Discharge condition 3 (materials for walls and retaining walls) and 4 (coping materials for stone walls) on previous permission 2021/92946 for demolition of Holmfirth Market Hall, extension and redevelopment of existing Huddersfield Road Car Park to include improvements to existing vehicular entrance point on A6024, creation of new vehicular access point onto A6024, creation of new widened pedestrian bridge over River Holme and associated landscaping, lighting and drainage works (within a Conservation Area)
Recommending Officer:	Teresa Harlow

DECISION – DISCHARGE OF CONDITIONS APPROVED

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: 30-Jun-2023

2023/91873 – Officer Report

This application for discharge of condition relates to application 2021/92946 which grants consent for the demolition of Holmfirth Market Hall, extension and redevelopment of existing Huddersfield Road Car Park to include improvements to the existing vehicular entrance point on the A6024, the creation of a new vehicular access point onto the A6024, the creation of a new widened pedestrian bridge over the River Holme and associated landscaping, lighting and drainage works.

The application seeks to discharge planning Condition 3 (materials for external faces of retaining and boundary walls) and Condition 4 (details of coping stones) of this permission.

ASSESSMENT

Condition 3 (materials for external faces of retaining and boundary walls)

Wording:

3. Prior to the commencement of development hereby approved (excluding demolition), samples of the stone to be used on the external faces of retaining walls and boundary walls shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained.
Reason: In the interests of visual amenity, to preserve the significance of the Holmfirth Conservation Area and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Chapters 12 and 16 of the National Planning Policy Framework.

Officer Assessment:

The following has been submitted in support of Condition 3 under this discharge of condition application:

- Stone walls and coping plan ref HD/25/64051/LA-16 A
- Written specification of works, the photo samples of materials etc within "Holmfirth Town Centre Access Plan Information for discharge of planning conditions 3 and 4"

In the Officer committee report for the original application, the following was stated:

A number of retaining walls are proposed throughout the site, for instance between the higher and lower level of the redesigned car park, for the ramp and
to the side of the proposed west pathway. Natural stone is proposed for these walls which is considered acceptable in principle, but this is subject to samples

of the stone to be used being submitted to the LPA for written approval.

The detailed documents and photographic information submitted provide evidence that the stone to be used on the external faces of retaining walls and boundary walls would preserve visual amenity and the significance of the Holmfirth Conservation Area.

The information submitted was discussed with the Council's Conservation Team who concur with this conclusion.

Condition 3 will be satisfied provided the development is constructed in accordance with the approved details and thereafter retained.

Condition 4 (details of coping stones)

Wording

4. Prior to the commencement of development hereby approved (excluding demolition), details of the coping of stone walls, including samples, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and shall be retained.
Reason: In the interests of visual amenity, to preserve the significance of the Holmfirth Conservation Area and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Chapters 12 and 16 of the National Planning Policy Framework.

Officer Assessment

The following has been submitted in support of Condition 4:

- Stone walls and coping plan ref HD/25/64051/LA-16 A
- Written specification of works, the photo samples of materials etc within "Holmfirth Town Centre Access Plan Information for discharge of planning conditions 3 and 4"

In the Officer committee report for the original application, the following was stated in relation to stone copings:

In terms of walls and fencing, stone walls and railings are proposed around the site, concerns were raised about the number of railings across the site, and stone was also advised for some walls given that stone is a predominant material for boundary treatments in the area. Following this, revised plans were submitted which replaced the railings along the bridge and southern boundary of the site and replaced them with a combined stone pillar/rail treatment, and this is considered to enhance the scheme. Details of the stone and coping for the stone walls are recommended as conditions.

The detailed documents and photographic information submitted provide evidence that the coping stones proposed would preserve visual amenity and the significance of the Holmfirth Conservation Area.

The information submitted was discussed with the Council's Conservation Team who concur with this conclusion.

Condition 4 will be satisfied provided the development is constructed in accordance with the approved details and thereafter retained.

Recommendation – Approve details submitted for conditions 3 and 4.

Decision Text

The following information has been submitted in support of this discharge of condition application

Condition 3 (materials for external faces of retaining and boundary walls)

Condition 4 (details of coping stones)

- Stone walls and coping plan ref HD/25/64051/LA-16 A
- Written specification of works, the photo samples of materials etc within "Holmfirth Town Centre Access Plan Information for discharge of planning conditions 3 and 4"

The details submitted are considered acceptable and are approved.

Conditions 3 and 4 will be satisfied provided the development is constructed in accordance with the approved details and thereafter retained.

Report Dated: 30/06/2023