

**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**

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| Reference No: | 2023/44/92038/E |
| Site Address: | 1, Piper Well Lane, Shepley, Huddersfield, HD8 8BA |
| Description: | Discharge of condition 5. (vehicle charging point) on previous permission no. 2023/91090 for change of use and alterations to detached garage to form holiday let |
| Recommending Officer: | Elenya Jackson |

DECISION – DISCHARGE OF CONDITIONS – DETAILS 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.

Emma Thompson

AUTHORISED OFFICER

Date: 01-Sep-2023

Officer Report

1, Piper Well Lane, Shepley, Huddersfield, HD8 8BA

Discharge of condition 5. (vehicle charging point) on previous permission no. 2023/91090 for change of use and alterations to detached garage to form holiday let

Condition 5

Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-

- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Reason: To encourage ultra-low emission vehicles in the interests of air quality and to accord with Policies LP21 and LP24 of the Kirklees Local Plan, the guidance contained in Chapters 9 and Chapter 15 of the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

Assessment Condition 5

The following has been submitted:

- Application Form

KC Environmental health have been consulted on the above details and made the following comments:

To discharge Condition 5 the applicant has stated on the application form that they intend to install a 32A (7kW) EV charging point located to the south elevation of the proposed development. No plans have been submitted clarifying the exact location.

Once installed the charging points must be fully operational and retained thereafter.

Therefore, the details are considered acceptable; however, the condition cannot be fully discharged until the EVCP point has been installed in accordance with the details hereby approved and is maintained fully operational for the lifetime of the development.

Decision notice text

Condition 5 (EV Charging Point)

The following has been submitted:

- Application form

In conclusion, it is considered that the submitted details are sufficient for the purposes of discharging the condition. However, the condition can only be fully discharged when the development is constructed in accordance with the details approved and shall be fully operational thereafter for the lifetime of the development.