



**Town and Country Planning Act 1990**

**Town and Country Planning (Development Management Procedure) (England)  
Order 2015**

**REFUSAL OF PERMISSION FOR DEVELOPMENT**

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**Application Number: 2023/62/92733/W**

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**To:** Adrian Rose,  
Rose Consulting  
16, Rhodesia Avenue  
Halifax  
HX3 0PB

**For:** R Murray

**In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby refuses to permit:-**

**At:** DEMOLITION OF EXISTING BUILDINGS, ERECTION OF DETACHED DWELLING AND FORMATION OF NEW DRIVEWAY  
SPRING GROVE GARDENS, 50, PAUL LANE, COLNE BRIDGE,  
HUDDERSFIELD, HD5 0PU

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**In accordance with the plan(s) and applications submitted to the Council on 11-Oct-2023. The reasons for the Council's decision to refuse permission for the development are:**

1. By virtue of its size, scale, associated engineering works and design, the development would result in a materially larger building than the storage/barn that it is to replace, and have a significantly greater impact upon the openness of the Green Belt and lead to encroachment into the open countryside. The development constitutes inappropriate development within the Green Belt for which no very special circumstances are considered to exist. The development is therefore contrary to Policy LP59 of the Kirklees Local Plan and policies within Chapter 13 of the National Planning Policy Framework.

2. The proposed dwelling, by reason of its overall large scale and massing, incongruous design, as well as the extensive engineering works including excavation and hard surfacing, would result in an overly dominant dwelling and urbanising form of development that causes detrimental harm to the rural character of the area. The proposal is therefore contrary to Policies LP1, LP2, LP11 and LP24 of the Kirklees Local Plan, Principles 13, 14, and 15 of the Housebuilders Design Guide SPD and policies within Chapter 12 of the National Planning Policy Framework.

3. In the absence of the submission of information relating to whether demolition and construction works can be undertaken without significant impact on the existing trees within and adjacent to the application site, and that the applicant has considered factors that can lead to post development loss of trees, through the submission of an Arboricultural Method Statement, a full and proper assessment of the impact of the development cannot be undertaken contrary to Policy LP33 of the Kirklees Local Plan and policies within Chapters 12 & 15 of the National Planning Policy Framework.

4. Insufficient information has been submitted in regard to the proposed package treatment plant, of which no details have been provided regarding the Klargestor and its capacity. A full and proper assessment of the proposed location of the package treatment plant and whether it would be able to accommodate the size of the proposed development is therefore unable to be undertaken contrary to Policies LP24 and LP28 of the Kirklees Local Plan and policies within Chapters 12 & 14 of the National Planning Policy Framework.

#### Plans and Specifications Schedule:

<b>Plan Type</b>	<b>Reference</b>	<b>Web ID</b>	<b>Date Received</b>
Location Plan	(EX)001	A	25th September 2023
Existing Site Plan	(EX)002	-	24th October 2023
Existing Storage Building	(EX)003	-	24th October 2023
Proposed General Arrangement	(20)001	-	13th September 2023
Proposed Site Plan	(20)002	-	24th October 2023
Proposed Elevations	(30)001	-	11th October 2023
Site Sections	(35)001	-	11th October 2023
Design and Access Statement – Supporting Information	-	-	13th September 2023
Phase 1 Desktop Study and Preliminary Risk Assessment Report - Supporting	3664-23 PI	1	27th September 2023

Information			
Climate Change Statement – Supporting Information	-	-	25th September 2023
Tree Survey – Supporting Information	230717	A	13th September 2023
Impact on Trees – Supporting Information	-	-	12th October 2023
Residential Noise Assessment – Supporting Information	NP-009504	02	13th September 2023
Design, Access & Planning Pack – Supporting Information	-	-	13th September 2023
Foul Drainage Assessment Form – Supporting Information	-	-	13th September 2023
Bat Survey – Supporting Information	-	-	13th September 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 have, where possible, made a preapplication 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 were sought on this occasion as the proposals were deemed to be wholly unacceptable upon submission. Pre-application advice had previously been sought by the applicant of which the proposals are not considered to be in accordance with this advice.

### **Development within a Coal Mining Area**

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided.

In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

### **Digital Infrastructure: Fibre To the Property (FTTP)**

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

To discuss the benefits that FTTP may have for your development, please contact Carl Tinson in Kirklees Council's Digital Team at [carl.tinson@kirklees.gov.uk](mailto:carl.tinson@kirklees.gov.uk)

**Note:** The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

**Note:** Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost-effective provision of fibre infrastructure in the future.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
  - i) 28 days from the date of this notice where the enforcement notice has been served,
  - ii) 28 days of the date of service of the enforcement notice or,
  - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [the Planning Inspectorate website](#)  
Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

#### **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

**Dated:** 10-Jan-2024

**Signed:**



**David Shepherd**  
Strategic Director Growth and Regeneration

## Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the [Kirklees Planning Website](#), by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2023/62/92733/W.

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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All communications should be sent to one of the following address:

**E-mail:** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

**Write to:** Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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