



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: William Simcock

J Bamforth
Hey Knowle Farm
Stockerhead
Slaithwaite
Huddersfield
HD75LF

Kirklees Direct
Tel: 01484 221000
Email: william.simcock@kirklees.gov.uk

Date: 18-Jan-2024
Our Ref: 2023/93276

Dear Mrs Bamforth

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

Discharge conditions 3 (materials), 4 (improvements to access track and parking), 5 (waste collection) on previous permission 2021/94676 for erection of extensions and alterations to convert existing pig sty, domestic storage and WC building to single dwelling

**Hey Knowle Farm, Linfit Lane, Linthwaite, Huddersfield, HD7 5LF
Application Number: 2023/93276**

I write with reference to your application to discharge the conditions for the above development as submitted on 03-Nov-2023.

Condition 3

The supporting statement confirms that all materials used match those used on the existing building. This condition is prescriptive and does not require details to be inspected and approved. Completion of the development using materials matching the existing building will discharge the condition.

Condition 4

The supporting statement and plan 20141D-05-P04 indicate that:

- The lane will be widened, excavated to a depth of 650mm, then filled with sandstone hardcore and finished with compacted tarmac plainings.
- Cars to be parked as shown at points B on adapted site plan showing in a black line that the removal of a temporary shed has made space for two car parking sites adjacent to the proposed amenity space.

The views of Highways Development Management have been sought. Their response is still awaited but is expected to be forthcoming soon. This condition cannot be discharged at the present time and I will write to you under separate cover.

Condition 5

The site plan shows three squares, sketched on in black pen, one labelled 'A' and two labelled 'B'. The supporting statement claims that waste bins, both green and grey, will be stored and collected from point 'A' on the adapted site plan 20141D-05-P04 as per the waste bins from Hey Knowle Farm and Hey Knowle Farm Cottage.

The case officer has discussed these arrangements with the Waste Operations Manager who has stated that bin collection for the existing dwelling is from the site entrance, and has advised that it is unlikely, in view of current standards and practice, that bin collection crews would be able to collect from point 'A' or 'B' as shown on the plans.

This condition cannot be discharged at the present time.

The squares indicated 'B' are however deemed acceptable as bin storage points for the two new dwellings.

It is therefore recommended that the plan and supporting statement be amended to show:

- The two areas marked 'B' designated as bin storage points for the new dwellings.
- The bin collection point on the access track just in from the junction with the adopted highway so that it does not obstruct the highway but is easily accessible.

Please submit the amended plan within two weeks from the date of this decision letter. Should you require additional time, please contact me and we can agree a suitable timeframe.

Should you have any queries concerning the above, please do not hesitate to contact the above named officer dealing with your discharge of condition application.

Yours faithfully

Mathias Franklin
Head of Planning and Development