

**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:	2023/44/93429/E
Site Address:	Ivy Farm, Farnley Moor, Brockholes Road, Farnley Tyas, Huddersfield, HD4 6UW
Description:	Discharge condition 4 (extraction) on previous permission 2021/94724 for change of use of agricultural storage building to farm shop
Recommending Officer:	Elenya Jackson

DECISION – DISCHARGE OF CONDITION 4

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: 16-Jan-2024

Officer Report

Ivy Farm, Farnley Moor, Brockholes Road, Farnley Tyas, Huddersfield, HD4 6UW

Discharge condition 4 (extraction) on previous permission 2021/94724 for change of use of agricultural storage building to farm shop

Condition 4

The use hereby permitted shall not begin until details of the installation and/or erection of any refrigeration/extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions have been submitted to and approved in writing by the Local Planning Authority and the works specified in the approved scheme have been installed. Such works shall thereafter be retained, operated at all times when the farm shop is in use and maintained in accordance with the manufacturer's instructions.

Reason: This condition is necessary to ensure the proposed development does not cause harmful odour pollution (e.g., within either a public area or at neighbouring premises) in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

Assessment Condition 4

The following has been submitted:

- Covering Letter
- Product specification documents

KC Environmental Health has been consulted on the application and has made the following comments:

'We accept the submitted information and recommend the discharge of condition 4, we remind the applicant that the system approved must installed, retained and operated at all times when the farm shop is in use and maintained in accordance with the manufacturer's instructions'.

Therefore, the details provided are considered acceptable for the purpose of condition 4; however, they must be maintained and retained for the lifetime of the development .

Decision notice text

Condition 4

The following has been submitted:

- Covering Letter
- Product specification documents

KC Environmental Health has been consulted on the application and has made the following comments:

'We accept the submitted information and recommend the discharge of condition 4, we remind the applicant that the system approved must installed, retained and operated at all times when the farm shop is in use and maintained in accordance with the manufacturer's instructions'.

Therefore, the details provided are considered acceptable for the purpose of condition 4; however, they must be maintained and retained for the lifetime of the development.