



Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2023/60/93784/W

To: Alan Davies
Northern Design (Oldham)
17, Station Lane
Grotton
Oldham
OL4 5QY

For: G Howarth

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:-

OUTLINE APPLICATION FOR ERECTION OF ONE DWELLING

At: ADJ, 2, DAM HEAD, HOLMBRIDGE, HOLMFIRTH, HD9 2PB

In accordance with the plan(s) and applications submitted to the Council on 10-Jan-2024. The reasons for the Council's decision to refuse permission for the development are:

1. The proposed development would constitute inappropriate development in the Green Belt, which would unduly affect its openness, would conflict with one of the purposes of including land within Green Belts and would cause harm to its visual amenities. Very special circumstances which clearly outweigh the harm caused by inappropriateness and other harm have not been demonstrated. The development is therefore contrary to Policy LP59 of the Kirklees Local Plan, Policy 6 of the Holme Valley Neighbourhood Development Plan and Chapter 13 of the National Planning Policy Framework.

2. The proposed development of the site would result in significant harm to the visual amenity and character of the locality due to the layout and siting of the proposed dwelling and parking dominated frontage. To approve the development would cause harm to visual amenity and the character and appearance of the area, contrary to Policies LP1, LP2 and LP24a of the Kirklees Local Plan, Principles 2, 6 and 12 of the Housebuilders Design Guide SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Policies within Chapter 12 of the National Planning Policy Framework.

3. In the absence of a Heritage Impact Assessment, which sufficiently describes the significance of all affected designated heritage assets (Hinchcliffe Mill Conservation Area, No. 1 Dam Head and No. 5 Dam Head) and the contribution made by their setting, the application has failed to comply with the requirements of Paragraph 200 of the National Planning Policy Framework. Nonetheless, residential development on the site, including hardstanding, domestic paraphernalia and likely retaining walls, would urbanise a visually valuable open field thereby causing less than substantial harm to the significance of Hinchcliffe Mill Conservation Area and the Grade II listed building of No.1 Dam Head. Such urbanisation of this open and green site would also cause detrimental harm to the character and appearance of the area, as well as the visual amenities of the locality. No public benefits have been demonstrated which would outweigh the harm identified and the proposal is therefore contrary to Policies LP24 and LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapters 12 and 16 of the National Planning Policy Framework.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	-	-	10.01.2024
Proposed Site Plan	02		22.12.2023
Indicative Biodiversity Net Gain Assessment by Pennine Ecological	-	-	22.12.2023
Proposed Habitat Creation and Enhancement by Pennine Ecological	-	-	22.12.2023
UKHabs Baseline Map by Pennine Ecological	-	-	22.12.2023
Heritage Impact Assessment by AK Planning	-	-	22.12.2023
Supporting Planning Statement by AK Planning	-	-	22.12.2023
Design and Access Statement by Northern Design	-	-	22.12.2023
Preliminary Ecological Appraisal by Pennine Ecological	-	-	26.01.2024

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.

In this instance, no negotiations were undertaken with the applicant or planning agent regarding the outline proposal for one dwelling on land adjacent to 2 Dam Head. This was predominantly due to the fact that, it was not considered that the reasons for refusal, could be overcome via negotiation or the submission of amendments and / or further information. In addition, Officer's note the previous refusal of a planning application on the site seeking permission for residential development.

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 so that we can work on continually improving our customer service. Thank you.

Dated: 26-Mar-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 2023/60/93784/W.

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

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

E-mail: dc.admin@kirklees.gov.uk

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