

**PHILIP MICHAEL ROYS CHARTERED ARCHITECT RIBA**

7th April 2024

**Elenya Jackson Case Planning Officer  
Kirklees Council,  
Planning and Development Service,  
PO Box 1720.  
Huddersfield,  
HD1 2LR**

Kirklees Reference: 2024/90275

For the attention of Elenya Jackson,

**PROPOSED NEW DETACHED DWELLING.**

**LOCATION: QUARRYHOUSE, 11 STATION ROAD, SKELMANTHORPE, HUDDERSFIELD  
HD8 9AU.**

**COMMENTS / RESPONSES DURING CONSULTATION PERIOD WITH RESPONSE BY  
APPLICANT/ARCHITECT ISSUE 4 @ 7th April 2024 TO MOVE FORWARD POSITVELY  
WITH THE APLICATION:**

**Important note to Kirklees Planning and Development office:**

**Representations: Objection letters will only rarely be the determining issue.  
The planning system shall be fair for all.**

<p><b>COMMENT / RESPONSE DURING CONSULTATION PERIOD</b></p>	<p><b>RESPONSE BY APPLICANT (ARCHITECT)</b></p>
<p>Application number: 2024/90275                      What is the application for?: Erection of detached dwelling                      Address of the site or building: Land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU                      Postcode: NW5 2OPT                      User comments                      Type of comment: An objection                      Do you wish your comments to be published on the website anonymously?                      Yes I wish to put an object in for the building of another house next to 11 Station Road, Skelmanthorpe. Station road is a very fast,busy and dangerous road with a lot of foot traffic especially children. If there is another house the parking will be worse than it already is. I objected the first plans and I am doing the same to these</p>	<p>Incorrect postcode.</p> <p>Why object ?. A new proposed house with on site parking does not impact ‘a very fast busy and dangerous road with a lot of foot traffic especially children’ The Station Road parking is not affected by this proposed new house. Thank you for your anonymously made comments.</p>
<p>Application number: 2024/90275                      What is the application for?: Erection of detached dwelling                      Address of the site or building: Land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU                      Postcode: NW5 2OPT                      User comments                      Type of comment: A general comment                      Do you wish your comments to be published on the website anonymously?                      Yes                      No.11 has already got approval to be changed/extended, adding a detached house will remove most out the outdoor space - where will everyone park? That part of Station Road already has cars parked on the road, this will just add to them</p>	<p>Incorrect postcode.</p> <p>No.11 has an approval to replace the existing single storey side extension with a traditional Yorkshire stone enclosing walls and Yorkshire atone slate roof on the original footprint.; there is no removal/reduction of the outdoor space. The proposed new dwelling does not remove most of the outdoor space. The existing house no.11 and proposed house no.11A will not add any additional parking to Station Road – all vehicles can park within the site curtilage. Thank you for your anonymously made comments.</p>
<p>From:                      Sent: Thursday, March 7, 2024 2:36 PM                      To: DCAdmin Cc: Cllr Tim Bamford</p>	

<p>Subject: Objection Application No. 2024/62/90275/E Development at 11 Station Road, Skelmanthorpe</p> <p>Importance: High</p> <p>CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p> <p>For the Attention of Elenya Jackson</p> <p>Dear Ms. Jackson, I have been asked to write to you on behalf of Upper Dearne Valley Environmental Trust (UDVET) with a strong objection against the above proposal on the following grounds:-</p> <ul style="list-style-type: none"> <li>• It represents over-development of what is a small garden area. The plans and photographs submitted are deceptive.</li> <li>• No.11 Station Road (i.e. Quarry House which was the former quarryman's house) is orientated to face southwards down Station Road – the proposed property is too close and will obstruct not only light but have its entrance directly in front of the windows of a historic house.</li> <li>• It appears not meet the required distances from the adjoining property i.e. No. 7 Station Road and the positioning of No.7 relative to boundary appears inaccurate.</li> <li>• The western boundary of the property ends in a steep banking sloping down into Holly Tree Grange. There is a garage at its base and part of this banking is supported by gabions. To construct a house with a basement risks creating instability.</li> <li>• There is no room to manoeuvre and park three vehicles on this small piece of land if the proposed property is built.</li> </ul> <p>What is really needed is the full and sympathetic refurbishment and restoration of 11 Station Road (Quarry House) which is empty and in a dilapidated condition plus its small garden area. This work should include the construction of an off-road parking apron so that when the house is reoccupied, the new residents do not contribute to the current, considerable problems of on-road and on-pavement parking in the area.</p> <p>It is absolutely essential a site inspection visit is made to view the property both from Station Road and within Holly Tree Grange (the latter will need to be organised via the owner of No.7 as it is a gated community with a pass code).</p> <p>We trust this application will be refused.</p> <p>Yours sincerely, Secretary Upper Dearne Valley Environmental Trust (UDVET) Reg. Charity 1157514</p>	<p>The proposed new 2 bed dwelling does not represent over-development of a small garden, the grounds are quite large – a very subjective view from (UDVET). The plans are not deceptive. The adjoining record photograph of no. 7 Holly Tree Grange is not deceptive. Quarry House was built for the Quarry owner. The proposed new house location is not too close to Quarry House; does not obstruct light and does not have an entrance directly in front of the windows of a 'historic house'.</p> <p>The proposed new house is set out from the south boundary to no. 7 Holly Tree Grange providing maintenance access and the location and boundary is determined by the Land Registry site location plan.</p> <p>The western boundary has banking correct, the garage is some distance away from the new dwelling house. The appointed structural Engineer for construction works shall ensure no instability will occur – This is not a Planning matter.</p> <p>The land has an approval in place to park one vehicle and the proposed development is to increase this to three vehicles which can manoeuvre on the land on the proposed grass in-filled concrete setts. 11 Station Road (Quarry House) is not empty, dilapidated; it is intact and is not a Planning issue for this proposed application. The house does not have a small garden; this statement is incorrect. The existing Quarry House and new house will have in total 3 off road parking spaces so no contribution/added to on-road and on-pavement parking in the area.</p> <p>All site / adjoining visits to view the site are the responsibility of the Case Planning officer; thank you for your reminder. The case planning officer is familiar with the property and land.</p> <p>To UDVET thank you for your comments which unfortunately are unnecessarily negative.</p>
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<p>Consultation Response from: KC Environmental Health (Pollution &amp; Noise Control) 2024/90275 Land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU Erection of detached dwelling Date Responded: 14 th March 2024 Responding Officer: RM Responding Ref: WK/202406270</p>	
<p>The application seeks permission for a detached dwelling, with associated parking for 3 vehicles within the grounds of 11 Quarry House, Station Road, Skelmenthorpe. We have reviewed the application and supporting information and make the following comments and recommendations.</p> <p>Contaminated Land The proposed development site is shown as being on land which is potentially contaminated due to its former use, and is close to a former landfill site (our site reference:128/17) therefore, contaminated land conditions are necessary.</p> <p>Loss of amenity caused by the construction of the development There is a potential for loss of amenity to the occupiers of nearby properties from noise and vibration from the construction phase of the development. Therefore, we recommend a condition restricting the times when noisy construction activities (including deliveries) will be permitted.</p> <p>Electric Vehicle Charging Points (EVCP) We note from the supporting information that the proposal includes facilities for charging electric vehicles. It is expected that these are installed in accordance with the National Planning Policy Framework and Air Quality &amp; Emissions Technical Planning Guidance from the West Yorkshire Low Emissions Strategy Group. An advisory relating to charging points is therefore necessary.</p> <p>Recommendations CLC1 Submission of a Phase 1</p>	<p>The land was built by the former Quarry owner and was not used as part of the landfill. However if it is deemed to have contaminated land conditions attached they will be followed at the start of any construction work.</p> <p>All and any noisy construction activities shall be carried out in accordance with all restricting times and the appointed contractor shall be a member of the considerate contractor scheme.</p> <p>The EVCP shall be installed in accordance with the NPPF and AQETPG as the advisory from WYLES G.</p> <p>A undertaking to provide a Phase 1 Preliminary</p>

<p>Preliminary Risk Assessment Report - Condition Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework</p>	<p>Rsk Assessment Report 0 Ground works as a condition is accepted.</p>
<p>CLC2 Submission of a Phase 2 Intrusive Site Investigation Report - Condition Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (CLC1) groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework</p>	<p>A undertaking to provide a Phase 2 Intrusive Site Investigation Report as a condition is accepted.</p>
<p>CLC3 Submission of Remediation Strategy - Condition Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework</p>	<p>A undertaking to provide a site remediation strategy if recommended by the Phase 2 Intrusive Site Investigation as a condition is accepted.</p>
<p>CLC4 Implementation of the Remediation Strategy - Condition Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). If remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for</p>	<p>A undertaking to implement the site remediation if recommended by the Phase 2 Intrusive Site Investigation as a condition is accepted.</p>

<p>site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy. Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework</p>	
<p>CLC5 Submission of Verification Report - Condition Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework</p> <p>CLC7 Contaminated land - Footnote All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:</p> <ul style="list-style-type: none"> <li>• Land Contamination Risk Management (LCRM)</li> <li>• BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice</li> <li>• Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners &amp; Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.</li> </ul> <p>The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions,</p>	<p>A undertaking to submit a verification report following implementation of the site remediation if recommended by the Phase 2 Intrusive Site Investigation as a condition is accepted.</p> <p>A undertaking to provide concluding contamination report as a condition accepted.</p>

<p>they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.</p>	
<p>CSC1 Construction Site Working Times - Condition No construction related noise shall be audible beyond the site boundary outside the hours of:</p> <ul style="list-style-type: none"> <li>• 07.30 to 18.30 hours Mondays to Fridays</li> <li>• 08.00 to 13.00 hours Saturdays</li> </ul> <p>With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays. Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP52 of the Local Plan</p> <p>CSF1 Construction Sites working times – Footnote Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.</p> <p>EVF1 Electric Vehicle Charging Points – Advisory Footnote</p> <ul style="list-style-type: none"> <li>• Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.</li> <li>• The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.</li> <li>• To futureproof the development, we would encourage the applicant to provide these in accordance with the current Air Quality &amp; Emissions Technical Planning Guidance from the West Yorkshire Low Emissions Strategy (WYLES) Group</li> </ul>	<p>The construction site working times shall be adhered to and accepted as a condition for any appointed Contractor.</p> <p>The construction site working times shall be adhered to and accepted as a condition for any appointed Contractor.</p> <p>A undertaking to provide charging points as a condition accepted and any approvals under Building Regulations shall be gained. The electrical supply for the EVCP shall meet all the requirements of the electrical regulations and meet WYLES requirements.</p>
<ul style="list-style-type: none"> <li>• <a href="#">Parish Council Comments [id]</a></li> </ul>	

<p><a href="#">10349121</a> Size: 100KB 28/03/2024 - Denby Dale Parish Council</p> <p>Planning March 26 2024.</p>	
<p>90275 Overlooks neighbouring property. Overdevelopment of site.</p>	<p>Fact - The new house does not overlook neighbouring property. Fact - The new house is not overdevelopment of the site.</p>
<p>Consultation Response from KC, Highways Development Management 2024/90275 Land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU Erection of detached dwelling Date Responded: 2-4-2024. Responding Officer: Mark Berry. Responding Ref: 17-14-40.</p> <p>This application seeks approval to the erection of a detached dwelling at land adjacent, 11, Station Road, Skelmanthorpe, Huddersfield. Based on the plans submitted with planning application number 2023/91878 for the erection of a single storey extension and solar panels the existing site comprises two existing 3-bedroom dwellings Quarry House and 11A Station Road. The main entrances to both dwellings are from the south via the garden and existing gated driveway which is shown to serve these dwellings. An indicative plan shows parking for 3 vehicles and internal vehicle turning within the garden area.</p> <p>This proposal shows a new 3-bedroom dwelling within the garden to the existing dwellings Quarry House and 11A Station Road. Vehicular access is shown via the exiting gated access from Station Road to be shared by all three dwellings.</p> <p>Three proposed off-street parking spaces are shown towards the rear of the proposed new dwelling. The access route shown from Station Road to the proposed parking spaces through the site between the new and existing dwellings is considered impractical with very difficult turning and manoeuvre and access to the 3 proposed parking spaces is not considered possible.</p> <p>In general Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments it is considered that new:</p> <ul style="list-style-type: none"> <li>• 2-to-3-bedroom dwellings provide a minimum of two off-street parking spaces</li> <li>• 4+ bedroom dwellings provide three off-street spaces.</li> <li>• 1-2-bedroom apartments provide one space (3+</li> </ul>	<p>Incorrect statement – the existing site has an existing 3 bed dwelling Quarry House and proposed 3 bed dwelling 11A Station Road.</p> <p>A site entrance to both dwellings is from the south via the garden &amp; driveway (Quarry house has a rear alley /yard entrance also).</p> <p>Incorrect statement - the proposal is regarding an existing dwelling Quarry House and new dwelling 11A Station Road. Vehicular access is to be shared by the two dwellings; there is not three dwellings.</p> <p>Access route comments shall be addressed by new proposed layout issue by Architect. Also number of spaces amended to two as Kirklees reference below for 2 to 3 bedroom dwellings minimum two off street parking spaces.</p> <p>Thank you for your ‘initial point of reference’ regarding parking which is not stated as a mandatory policy by Kirklees Planning office.</p>

<p>bed two spaces) In most circumstances, one visitor space per 4 dwellings is considered appropriate. One cycle space per unit is recommended. Given that the proposed number of parking spaces is not sufficient, the access route is impractical and access to the proposed parking spaces is unlikely to be possible Highways Development Management would recommend refusal of these proposals.</p>	<p>One new cycle space for the new dwelling 11A shall be incorporated in the new proposed revised layout issue by the Architect.</p> <p>Incorrect statement the number of parking spaces provided is sufficient as referenced in Kirklees initial point of reference - 2 to 3 bedroom dwellings minimum two off street parking spaces.</p>
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