

**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:	2024/44/90338/W
Site Address:	adj, 27, Town End Road, Wooldale, Holmfirth, HD9 1AH
Description:	Discharge conditions 2(external facing materials), 8 (highway retaining structures) on previous permission 2022/93657 for reserved matters application pursuant to outline permission 2021/93228 for erection of one detached dwelling
Recommending Officer:	Tom Hunt

DECISION – Details for condition 2 and 8 approved

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 07-Mar-2024

Application: 2024/90338

Site: adj, 27, Town End Road, Wooldale, Holmfirth, HD9 1AH

Proposal: Discharge conditions 2(external facing materials), 8 (highway retaining structures) on previous permission 2022/93657 for reserved matters application pursuant to outline permission 2021/93228 for erection of one detached dwelling

Condition 2: External facing materials

“Prior to the commencement of the development hereby approved above slab level, details of all external facing wall and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved and retained as such thereafter.

Reason: *In the interests of visual amenity and to accord with Policies LP2 and LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Principles 2 and 13 of the Council’s adopted Housebuilders Design Guide Supplementary Planning Document and Policies within Chapter 12 of the National Planning Policy Framework.”*

Condition 8: Retaining walls/structures

“Before the development commences, proposed design of all new retaining structures adjacent to the existing highway burr wall supporting Town End Road including any modification to this wall shall be submitted via an Approval in Principle (AiP) document and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Reason: *In the interests of public safety and highway safety, in accordance with Policies LP21 and LP53 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapters 9 and 15 of the National Planning Policy Framework.”*

Assessment

Condition 2: External facing materials

‘Drawing no. 3509 (0-) 10. Materials Samples. Unamended’ have been submitted pursuant to condition 2 being satisfied.

The details set out in the drawing indicate an image of coursed walling stone with sawn ashlar surrounds detailing that the size is to be 90mm stone with 100mm courses, textured to be pitched face tumbled (walling) and smooth face (ashlar) sourced from Grahams Quarries, Cartworth.

The locally sourced natural stone would be in keeping with the locality which has predominantly natural stone of varying treatments including the type of tumbled stone proposed and to be acceptable.

In addition, an image of the proposed slate has been included in the drawing stating it would use CUPA Pizarras CUPA 12, in grey/blue with a smooth surface and noted the slate performance as categorised DOP: W1, S1 & T1.

As a blue slate, this would be in keeping with the local vernacular and therefore acceptable.

Therefore, in light of the above, it is considered that the material details submitted pursuant to condition 2 can be approved.

Condition 8 – Retaining walls/structures

The 'Proposed Site and Section Plans with Isometric View. Drawing no. 3509 (SK) 18. Revision: C' have been submitted pursuant to condition 8 being satisfied.

KC Highways Structures have been formally consulted and have confirmed that the information submitted is acceptable and that condition 8 can be discharged.

Therefore, in light of the above, it is considered that the details submitted pursuant to condition 8 can be approved.

The Principal Engineer commented that the scheme would still be subject to the submission of satisfactory 'As-built' drawings upon the completion of the works for Building Regulations.

Decision notice text

Condition 2: External facing materials

Pursuant to condition 2, you have submitted:

- Materials Samples 'Drawing no. 3509 (0-) 10: Unamended'

The details submitted are acceptable and this condition will be satisfied following the scheme being implemented in accordance with the approved details before development commences and thereafter retained.

Condition 8 (Retaining walls/structures)

Pursuant to condition 8, you have submitted:

- Highway Burr Wall with Proposed Site and Section Plans with Isometric View. Drawing no. 3509 (SK) 18. Revision: C'

The details submitted are acceptable and this condition will be satisfied following the scheme being implemented in accordance with the approved details before development commences and thereafter retained.

The Principal Engineer (Highways Structures) commented that the scheme would still be subject to the submission of satisfactory 'As-built' drawings upon the completion of the works. You are advised to contact Highways Structures directly regarding this issue.

Report Dated: 07/03/2024

