

**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**

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| Reference No: | 2024/44/90543/W |
| Site Address: | The Sycamores, 12, Church Street, Golcar, Huddersfield, HD7 4AH |
| Description: | Discharge condition 3 (arboricultural method statement) on previous permission 2022/94100 for demolition of existing garage and erection of detached garage, alterations to the access, boundary wall and erection of electronic gate (within a Conservation Area) |
| Recommending Officer: | Tom Hunt |

DECISION – Approve details for condition 3

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: 04-Apr-2024

Application: 2024/90543

Site: The Sycamores, 12, Church Street, Golcar, Huddersfield, HD7 4AH

Proposal: Discharge condition 3 (arboricultural method statement) on previous permission 2022/94100 for demolition of existing garage and erection of detached garage, alterations to the access, boundary wall and erection of electronic gate (within a Conservation Area)

Condition 3: Arboricultural Method Statement

“Before development to commence the hard surfaces and parking spaces hereby approved, notwithstanding the ‘Arboricultural Method Statement to BS 5837:2012 by AWA Tree Consultants. Reference: AWA5589AMS. Dated: August 2023. Amended.’, a detailed/final version of this report including, but not limited to, the details of the “no dig” geocell type construction within the Root Protection Area of T26 and for the porous hardsurfacing of the area hatched on the approved site plan, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved and retained.

Reason: *To ensure the continued health of significant amenity trees and to avoid adverse additional impact to the roots of the protected trees within Golcar Conservation Area, in the interests of highway safety and to mitigate flood risk and to accord with Policies LP21, LP22, LP27, LP28, LP33 and LP34 of the Kirklees Local Plan and to accord with Key Design Principle 14 of the 'House Extensions and Alterations SPD' and Chapter 12 of the National Planning Policy Framework.”*

Assessment

The ‘Arboricultural Method Statement by AWA Tree Consultants. February 2024. Ref: AWA5589AMS’ have been submitted pursuant to this condition.

KC Trees have been formally consulted and have confirmed that the information submitted is acceptable and that condition 3 can be discharged.

Therefore, in light of the above, it is considered that the details submitted pursuant to condition 3 can be approved.

Decision notice text

Condition 3: Arboricultural Method Statement

You have submitted:

- Arboricultural Method Statement by AWA Tree Consultants. February 2024. Ref: AWA5589AMS’

The details submitted are acceptable and this condition will be satisfied provided the development shall be undertaken in strict accordance with the details so approved and retained.

Report Dated: 04/04/2024