

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:	2024/44/90577/E
Site Address:	Land off, Westgate, Cleckheaton, BD19 5DR
Description:	Discharge of condition 30 (materials) of previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works
Recommending Officer:	Nick Hirst

DECISION – Discharge of Condition – Approve

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.

Victor Grayson

AUTHORISED OFFICER

Date: 24-Jun-2024

Application: 2024/44/90577/E

Site: Land off, Westgate, Cleckheaton, BD19 5DR

Proposal: Discharge of condition 30 (materials) of previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works

Assessment

Condition 30 (materials)

30. Notwithstanding the submitted details, plots 1, 2, 3, 4, 179, and 180 as shown on plan ref. "18-CL2-SEGB-WE-01 rev. J" shall be faced in natural stone. Prior to installation of the natural stone facing material on these plots, details of the proposed material shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Reason: *In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

A document with details of the proposed material has been provided. Officers also visited the site where a sample wall has been erected.

The natural stone that the proposed product would be seen alongside is varied in its size and colouration (largely due to aging and weathering). This leads to a varied pallet, although all is (or appears to be similar to) Yorkshire stone. Officers consider the proposed material to be acceptable, being of a good quality that reflects the natural stone used in the area.

Mortar in the area is predominantly sandy (yellow/buff) in colour. Initially a grey product was used. While not entirely without precedent in the area, this was considered out of keeping with the predominant material. The applicant agreed to amend the mortar to "light yellow", which officers consider acceptable. It should be noted that the sample wall and the images of it in the supporting documents are of the unacceptable grey colour. The decision notice shall clearly set out what mortar is being approved.

Officers recommend that the proposed details be approved. However, the condition has an ongoing requirement which prevents full discharge at this time. A note outlining this is therefore recommended.

Recommendation: Approve details

Report Dated: 18/06/2024.

Proposed Letter Text

Condition 30 (materials)

You have submitted the document referenced PP-12825802 and dated 17/06/2024 pursuant to condition 30.

I can confirm that the submitted details are acceptable for the initial requirement of condition 30. The document details:

- Natural stone from Moor Top Quarry, Guisley, as per the submitted images.
- Mortar to be 'CEMEX – Yellow Light Mortar'. For the avoidance of doubt, the light grey mortar shown on the images contained within the document is not approved.

Notwithstanding the above, you are reminded that condition 30 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.