

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:	2024/44/90841/E
Site Address:	Kirklees College, Halifax Road, Dewsbury, WF13 2AS
Description:	Discharge condition 23 (boundary treatments) of previous permission 2022/94041 for variation of conditions 22 (Landscaping), 28 (Carbon Reduction), 29 (Solar Array) of previous permission 2022/90293 for variation of condition 2 (development in accordance with the approved plans) of previous permission 2021/91508 for demolition of part of former college buildings and erection of police station, including conversion of Oldroyd Building and erection of new buildings comprising police custody suite, associated support services buildings, decked and surface car parking (MSCP), vehicle access point, boundary treatments and landscaping to enclose the eastern section of the MSCP at the lower level by constructing a wall around the area to follow the line of the car park elevations above
Recommending Officer:	William Simcock

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: 12-Jun-2024

Application: 2024/90841

Site: Kirklees College, Halifax Road, Dewsbury, WF13 2AS

Proposal: Discharge of condition 23 (boundary treatments) of previous permission 2022/94041 for variation of conditions 22 (Landscaping), 28 (Carbon Reduction), 29 (Solar Array) of previous permission 2022/90293 for variation of condition 2 (development in accordance with the approved plans) of previous permission 2021/91508 for demolition of part of former college buildings and erection of police station, including conversion of Oldroyd Building and erection of new buildings comprising police custody suite, associated support services buildings, decked and surface car parking (MSCP), vehicle access point, boundary treatments and landscaping to enclose the eastern section of the MSCP at the lower level by constructing a wall around the area to follow the line of the car park elevations above at Kirklees College, Halifax Road, Dewsbury, WF13 2AS.

Condition 23 (boundary treatments)

Condition wording:

23. Prior to any works to the boundary commencing, and notwithstanding the approved plans, details of the siting, design and materials to be used in the construction of walls or fences for boundaries, screens or retaining walls have been approved in writing by the Local Planning Authority. The approved walls/fences shall be erected before the development hereby approved is occupied/brought into use and shall thereafter be maintained.

Reason: *To ensure an appropriate quality of development having regard to the site's location partly within and adjacent to the Northfields Conservation Area and to ensure compliance with Policy LP24 of the Kirklees Local Plan.*

The following drawings were initially provided:

- 6BKD1-RYD-ZZ-XX-DR-L-21000 Landscape Site plan S4
- 6BKD1-RYD-ZZ-XX-DR-L-21005 Fencing S4
- 6BKD1-RYD-ZZ-XX-DR-L-48001 Halifax Rd Planter - Sheet 1 S4
- 6BKD1-RYD-ZZ-XX-DR-L-48002 Halifax Rd Planter - Sheet 2 S4
- 6BKD1-RYD-ZZ-XX-DR-L-48003 Halifax Rd Planter - Sheet 3 S2For Information_C2
- 6BKD1-RYD-ZZ-XX-DR-L-48005 Halifax Road Brick Planter S4
- 6BKD1-RYD-ZZ-XX-DR-L-48010 Steps and Handrail Detail S4
- 6BKD1-RYD-ZZ-XX-DR-L-48020 Fencing details sheet 1 S4
- 6BKD1-RYD-ZZ-XX-DR-L-48050 Carlton Road Fence and Railings S4
- 6BKD1-RYD-ZZ-XX-DR-L-48060 Stonefield - Path to north of custody sections S4

A 2.4m high security fence would be erected on part of the boundary to Stonefield Street, the western boundary to the parking area, the Pyrah Street frontage and the eastern part of the Carlton Road frontage. On the western

part of the Carlton Road frontage, railings would be placed on top of the existing brick wall to an overall height of 2.4m. New brick planters would be constructed near the southwestern corner of the site. A brick retaining wall would also be constructed on part of the Carlton Road frontage.

The site lies adjacent to the boundary with the Northfields Conservation Area and the southwestern corner of the site lies within it. KC Conservation and Design were consulted and their initial comments were that further details of the fencing would be required.

A subsequent drawing was provided, 6BKD1, giving specifications and photographs of the brickwork and security fencing. The brick type is a yellow-brown variety called "Mystique", and the security fencing is a black mesh fencing produced by Securus.

KC Conservation & Design were reconsulted on the updated details and have confirmed that they have no further concerns.

The black mesh fencing is not of traditional appearance, but its permeable appearance and appropriate colour would help to reduce its visual impact (and its impact on the adjacent Northfields Conservation Area) to an acceptable degree.

All other boundary treatments are considered satisfactory in terms of scale, design and materials.

Conclusion

It is recommended that approval be granted in respect of the submitted details.

The erection of the approved walls and fence before the development is brought into use and their subsequent maintenance as such will ensure compliance with the condition.

Report Dated:

11/06/2024
