

**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:	2024/44/91397/W
Site Address:	Land east and west of, Netherton Moor Road, Netherton, Huddersfield, HD4 7JF
Description:	Discharge of condition 4 (materials) of previous permission 2019/93550 for erection of 250 dwellings
Recommending Officer:	Victor Grayson

DECISION – Discharge of Condition 4 - 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 17-Dec-2024

Officer Report

Discharge of condition 4 (materials) of previous permission 2019/93550

Decisions to date

2019/93550 – Planning permission granted 19/04/2021 for the erection of 250 dwellings.

2021/94685 – Non-material amendments (repositioning of plots 44-47 and amendments to parking at plots 46 and 47) approved 17/10/2022.

2022/91189 – Non-material amendments (changes to house types) approved 10/05/2022.

2023/92307 – Non-material amendments (addition of solar panels and changes to house types) approved 20/10/2023.

Discharge of conditions applications have been considered by the council, including:

2022/91257 – Discharge of condition 4 (materials) of previous permission 2019/93550 approved 27/04/2022.

Consultation

None necessary.

Condition 4 (materials)

Condition 4 reads as follows:

4. Details of the proposed facing materials for the development shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of the first dwelling commence. The development shall be constructed in accordance with the approved materials and thereafter retained as such.

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

Previous approval of materials

On 27/04/2022, under Discharge of Conditions application 2022/91257, the council approved the following materials:

- Walling: Forticrete Anstone Premier Regency Buff.
- Roofing: Harworth TLE Grey concrete flat profile roof tile.

The council's decision letter of 27/04/2022 included stipulations regarding coursing and the use of alternative materials.

Assessment

Due to supply difficulties, the applicant now proposes the use of an alternative walling material (Newlay Calder Buff Pitched Face artificial stone) for plots 71 to 103 and 144 to 250. These are the plots nearest to the site's eastern edge, and all of the plots west of Netherton Moor Road.

On 04/12/2024 the applicant submitted an image showing a sample of the proposed Newlay Calder Buff Pitched Face artificial stone held against a wall built of the previously-approved Forticrete Anstone Premier Regency Buff artificial stone. This image demonstrates that the material now proposed represents a good match with what has been used in the development's earlier phases. The proposed material would also appropriately complement the materials used on existing dwellings to the north of the site. The proposed material is considered acceptable.

The proposed tile and other external materials are to remain the same as previously approved.

Given the above assessment, it is recommended that the proposed material be approved. It is recommended that the advice (regarding coursing) set out in the council's decision letter of 27/04/2022 be repeated.

Recommendation

Approve details pursuant to condition 4.

Decision Notice Text

Condition 4 (materials) – You propose an alternative walling material (Newlay Calder Buff Pitched Face artificial stone) for plots 71 to 103 and 144 to 250, as illustrated on drawing NMH-2019-MP01 rev D and in the Newlay Calder Buff product sheet extract.

This material is considered acceptable for the identified plots, and is hereby approved.

Please be reminded of condition 4's stipulation that "The development shall be constructed in accordance with the approved materials and thereafter retained as such".

Please also be reminded that, as per the advice set out in the council's decision letter of 27/04/2022 (relating to Discharge of Conditions application 2022/91257), in order to reflect natural stone walling found locally, the walling material is required to be laid to regular courses (i.e. each course to be a

consistent height with no blocks “jumping” between courses), however courses can be to varying depths.

Report Dated:

16/12/2024
