

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2024/62/91533/E
Site Address:	22, Crowlees Road, Mirfield, WF14 9PJ
Description:	Demolition of existing bungalow and erection of one new dwelling
Recommending Officer:	Edward Cheseldine

DECISION – Full Conditional Permission

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: 27-AUG-2024

Officer Report

2024/91533 - 22, Crowlees Road, Mirfield, WF14 9PJ

Site Description

22 Crowlees Road is a detached bungalow in Mirfield. The dwelling has brick exterior walls with a stone feature on the front elevation. The building has a hipped roof which is clad in concrete roof tiles. The property faces onto Crowlees Road which is a Primary A road. The property hosts a modest front garden space and a driveway to the side of the property. The rear garden is a generous outdoor residential space. There is one outbuilding within the curtilage of the property.

The local area is predominately residential with a mix of properties which vary in style, height and building materials.

Application Proposal

The application is seeking planning permission for the demolition of the existing bungalow and erection of a two-storey dwelling. The design of which is similar to approved application no. 2023/93151, which was for an additional storey to the existing dwelling, hip to gable extension, roof ridgeline extension and rear extension with external alterations. Within the planning statement it states that this application seeks for a new dwelling due to structural issues with the proposed extensions.

Application 2024/90610 was refused due to outstanding information that related to the property residing in a high risk coal area. Within this application, the submission of a Coal Mining Risk Assessment and drilling reports has been included.

Relevant Planning History

Application site

2023/93151 - Erection of an additional storey to the existing dwelling, hip to gable extension, roof extension and rear extension with external alterations – Granted subject to conditions

2023/92478 - Prior approval for enlargement of dwellinghouse by erection of additional storey – Details approved

2024/90610 - Demolition of existing bungalow and erection of two storey dwelling - Refused

Neighbouring site at 20 Crowlees Road

2010/91760 - Erection of single storey side and 2 storey rear extension – Granted subject to conditions

Consultation Responses

The Coal Authority – Initial response requested additional information in regard to the high risk coal area designation. No objection raised on receipt of further information

Environmental Health – No objection, subject to conditions.

History of Negotiations

Following the consultation response from The Coal Authority, the Officer requested a Coal Mining Risk Assessment and a drilling report was submitted.

Public Representations

Neighbourhood notification letters were published to advertise the application, which expired on the 19 July 2024. As a result of the publicity, there were no representations.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated on the Kirklees Local Plan Proposals Map.

Kirklees Local Plan (LP):

- **LP 1** – Achieving Sustainable Development
- **LP 2** – Place Shaping
- **LP 3** – Location of New Development
- **LP 7** – Efficient and Effective Use of Land and Buildings

- **LP 20** – Sustainable Travel
- **LP 21** – Highway Safety
- **LP 22** – Parking Provision
- **LP 24** – Design
- **LP 28** – Drainage
- **LP 30** – Biodiversity and Geodiversity
- **LP 33** – Trees
- **LP 51** – Protection and Improvement of Local Air Quality
- **LP 52** – Protection and Improvement of Environmental Quality
- **LP 53** – Contaminated and Unstable Land

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2023, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving Sustainable Development
- **Chapter 4** – Decision-Making
- **Chapter 5** – Delivering a Sufficient Supply of Homes
- **Chapter 8** – Promoting Health and Safe Communities
- **Chapter 9** – Promoting Sustainable Transport
- **Chapter 11** – Making Efficient Use of Land
- **Chapter 12** – Achieving Well-Designed and Beautiful Places
- **Chapter 14** – Meeting the Challenge of Climate Change, Coastal Change and Flooding
- **Chapter 15** – Conserving and Enhancing the Natural Environment

Other Material Considerations:

- Kirklees Highways Design Guide SPD (2019).
- Waste Management Design Guide for New Developments (Version 5, October 2020).
- Kirklees Biodiversity Net Gain Technical Advice Note (2021).
- Kirklees Housebuilders Design Guide SPD (2021).

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Environmental issues
- 5) Conclusion

1- Principle of development:

Sustainable Development

NPPF Paragraph 11 and LP1 outlines a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be assessed.

The site is not displayed as allocated on the KLP Policies Map. Policy LP2 states that:

“All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...”

New Dwelling

The 2023 update of the five-year housing land supply position for Kirklees shows 3.96 years supply of housing land, and the 2022 Housing Delivery Test (HDT) measurement which was published on 19th December 2023 demonstrated that Kirklees had achieved a 67% measurement against the required level of housing delivery over a rolling 3-year period (against a pass threshold of 75%).

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75%

HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means that for decision making “Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The Council’s inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, weighs in favour of housing development but this has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officers assessment.’

Chapter 5 of the National Planning Policy Framework clearly identifies that Local Authorities should seek to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 70 of the NPPF recognises that: “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”.

Residential development at the site could be acceptable in principle. One dwelling is proposed in this instance, this is considered appropriate as the dwelling will replace one singular dwelling which respects the spacing of the street.

In respect of the above, the quantum of development is considered acceptable although a more detailed assessment of the proposal’s design and its impact on the surrounding environment, assessed against Policy LP24 of the Kirklees Local Plan amongst other Policies, is undertaken below.

Impact on visual amenity

The application site has a previous approval for a Lawful Development Certification to erect an additional storey, in which case weight can be afforded to application 2023/92478 for a two-storey structure in the footprint of the existing dwelling. A house extension which introduced a similar design to

this new dwelling application was also granted under no. 2023/93151, weight can be afforded to the design of the extant permission.

The proposed dwelling will form a replacement building to the row of houses on Crowlees Road. It will be set in line with the forward projection of the adjacent building. The rear elevation will be set 2.00m behind No. 20 Crowlees Road. It will be a width of ~11.80m, depth of ~10.70m, eaves height of ~5.50m, ridgeline height of ~8.25m. In terms of side space, there is ~1.45m to the boundary to the west and ~4.70m to the boundary to the east.

House Builders Design Guide (SPD) Principle 2:

New residential development proposals will be expected to respect and enhance the local character of the area by: Taking cues from the character of the built and natural environment within the locality. Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details. Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.

Considering the space to the boundaries of dwelling in the area there is a positive contribution to the local character and street scene. The dwelling is of a considerable size, typically for new dwellings minimum spacing standards are set out in paragraph 7.19 of the Kirklees Housebuilders Design Guide SPD express a 2.0m side space. The footprint of the proposed dwelling rests within the same footprint of that approved under application 2023/93151, therefore it is unreasonable to apply the SPD given the sense of space in this particular area is extant.

Consideration to the scale of neighbouring dwellings should be given to assess the size of the proposed dwelling and its relationship with the immediate building group. There are two-storey, detached dwellings and bungalows in the immediate area. A streetscene plan has been provided which has provided a visual aide in the assessment to scale. Whilst it is noted there is an adjacent bungalow, there is a sufficient distance of separation to this property.

Additionally, there is a large-scale dwelling with a similar ridgeline height at No 20. It too has a cross-pitched roof. Due to the width and additional height of the dwelling, it will appear as a large. The appearance of which can be afforded weight due to the previous permissions on site which, albeit retaining and building on the existing structure, proposed the same dimensions. Furthermore, a previous application was submitted for the same development submitted. Whilst this application was subsequently refused, this was not on

the basis of visual amenity matters which must warrant consideration in the planning balance.

In terms of the positioning of the dwelling, it continues the present building line.

The proposal would result in usable outdoor space to the front and rear of the dwelling which is a combined substantial space adequate for the number of bedrooms the dwelling proposes.

Principle 13 of the Kirklees Housebuilders Design Guide SPD states that applicants should *consider the use of locally prevalent materials and finishing of buildings to reflect the character of the area.*

The exterior walls of the dwelling will be rendered. Render appears within the streetscene and is present on the adjacent dwellings. The building group therefore has an existing appearance which the proposed alterations will complement. Concrete roof tiles are proposed, which are currently utilised on the existing dwelling. The housing group uses modernist materials such as render and concrete roof tiles, therefore the materials will be complementary and will not create any harm.

Principle 14 of the Kirklees Housebuilders Design Guide SPD notes that the design of openings is expected to relate well to the street frontage and neighbouring properties.

The design of the fenestration is relatively to other openings in the area. Openings are relatively square with stone cills and lintels. There is the inclusion of larger openings on the porch which appear relatively modern, but not out of context with the wider streetscene. The rear of the building has large patio doors, which are relative to the residential building in terms of size and appearance.

Principle 15 states that the design of the roofline should relate well to site context.

Pitched and hipped roof styles are present within the streetscene. A pitched roof will result in additional massing on the roof planes and external walls. Whilst it will appear large, gable-end buildings are present in the area. The orientation of the ridgeline follows the adjacent building. Furthermore, the height and style has been approved via extant permission 2023/93151.

In terms of surfacing, there will be the construction of a modest patio. Other hard standing material is already present on the site.

Overall, the proposed development is considered acceptable in terms of visual amenity and it is considered that the proposed development complies with Local Plan Policy LP24(a & b) and Chapter 12 of the National Planning Policy Framework.

Impact on residential amenity

Section B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states that: *“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”* The SPD also provides advice on separation distances for two storey dwellings:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

The properties that will be affected by the development will be 20 & 24 Crowlees Road.

The proposed development is considered to be a sufficient distance away from any other neighbouring properties not referred to so as to prevent undue harm in terms of loss of light, loss of outlook, overlooking or loss of privacy, or the creation of an overbearing effect. Of note, whilst there are a number of properties to the front of the site, the proposed dwellings would be ~21 metres between habitable windows.

Impact on 20 Crowlees Road

20 Crowlees Road is the adjacent dwelling to the west of the application site. There is a ~2.60m separation distance between the dwellings. 20 Crowlees Road has a one storey extension with a high pitched roof that runs along the boundary. There are two side windows and two skylights that serve a garage. Between the properties is a ~1.80m fence that serves as a boundary treatment.

In terms of an impact to privacy to the inhabitants in the dwelling, two side windows are proposed on the west facing elevation, serving a utility on the ground floor and an en-suite on the first-floor. The boundary treatment will prevent views from the utility room into space to the side of the property and garage. As the first-floor window serves an en-suite, there would be limited harm however, in the event that planning permission is approved, it is recommended that a condition be attached that this window is obscurely glazed to maintain privacy levels.

In addition to the windows to the side, there will be newly formed windows to the rear of the property. This would enhance views into neighbouring outdoor amenity space by the increase in elevation. However, there is an existing overlooking relationship between the property and neighbouring garden. The proposal would not significantly alter this relationship, furthermore the attached patio along the boundary would not be suitable for leisure activities as it is limited to ~1.10m wide. There is a drop in ground height to the garden of 0.50m. In addition to the above, the neighbouring dwelling has views into the outdoor amenity space of No.22.

In terms of an overbearing impact, there are skylights on the ground floor side elevation, the gap is sufficient to allow light to the windows and skylights. Additionally, as the rear protrusion of the building is set back from the neighbouring dwelling, and there is a hipped roof shape on the extension which draws away the massing, the rear extension will not form an overbearing impact.

Impact on 24 Crowlees Road

24 Crowlees Road is the other adjacent building to the east of the application site. There is a separation distance of ~5.00m from the dwelling to the boundary property which is ~6.55m away. In terms of privacy, there are two, floor to ceiling windows proposed on the ground floor of the east facing elevation. There is a low boundary fence that separates the two properties. No. 24, has a high level, slim line window. Windows from the proposed property will have a view of the space to the side of the neighbouring property,

however, given the outlook, the relationship is acceptable. Proposed first-floor windows will have a view of private outdoor amenity space. There is sufficient space to the side of the house for the impact of this to be mitigated, and No. 24 currently has views towards the garden of the application site.

Amenity of the Proposed Occupiers

Principle 16 of the Housebuilders Design Guide SPD states that: *“All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan.”*

Principle 17 of the Kirklees Housebuilders Design Guide SPD outlines that: *“All new houses should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character and context of the site. The provision of outdoor space should be considered in the context of the site layout and seek to maximise direct sunlight received in outdoor spaces.”*

The proposed dwelling exceeds the minimum recommendations as set out within the Kirklees Housebuilders Design Guide SPD & Nationally Described Space Standards for such a dwelling, and the proposed rear garden is considered to be a good size for a dwelling of this scale.

The proposed development is therefore considered acceptable in terms of residential amenity and it is considered that the proposed development complies with Local Plan Policy LP24(b) and Chapter 12 of the National Planning Policy Framework.

Impact on Highway Safety

Paragraph 111 of the NPPF states that: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

The existing access onto Crowlees Road will be retained.

The proposal will result in an intensification of domestic use, increasing the number of bedrooms from three to four. The Kirklees Highway Design Guide SPD, outlines that a 4 bedroom residential development should have 3 off-street parking spaces. There are two spaces on the existing driveway with an

additional space in the garage. The impact to highway safety is therefore acceptable.

Environmental Matters

Historic Coal Activity

The application site resides within an area of high-risk historic coal activity. At the request of The Coal Authority, a Coal Mining Risk Assessment was received which was subsequently reviewed. It was concluded that intrusive site investigations should be conducted through the use of pre-commencement conditions. Given the history of previous planning applications, the processing of the application was extended to allow for information to be submitted regarding the suggested conditions to be addressed prior to determination. Drilling tests were conducted and reviewed by The Coal Authority, which provided sufficient evidence to overturn the previously suggested conditions and mitigate any objections.

Ground contamination

The Council's mapping shows the proposed development site falls within an area of probable unrecorded shallow workings. A Rotary Drilling report authored by Michael D Joyce Associates LLP (dated August 2024, ref: 4401) has been received in support of the application.

The report indicates that no significant coal seams were encountered in either of the two boreholes (approximately 5 meters and 7 meters, respectively), and there was no evidence of former workings. The report also states that 'it is assumed that ground levels will not change significantly from those at present.'

Based on the findings, in the event that planning permission is approved, a condition is recommended that if unexpected ground contamination are uncovered during the construction phase, works shall cease and the Local Planning Authority shall be notified in writing within 2 working days.

Ecology

Biodiversity Net Gain came into effect for minor sites on 2nd April 2024. The site is exempt from the uplift due to its self-build status. Nonetheless, Policy LP30 of the Kirklees Local Plan and Principle 9 of the Kirklees Housebuilders Design SPD, state biodiversity net gains should be achieved for new dwellings. Given this, in the event that planning permission is approved, it is

recommended that the provision of bat and bird boxes on the proposed dwelling is secured via a suitably worded condition.

Whilst the property is not located in an area which is known to include bat habitats, a cautionary note is recommended that if bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

Construction mitigation

Construction practices are regulated through other legislative frameworks and it is not considered necessary or reasonable to attach a condition regarding site working times. However, an informative regarding construction practices is recommended in the event that planning permission is granted.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2024/91533

Officer Recommendation: Approve

Conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP7, LP20, LP21, LP22, LP24, LP28, LP30, LP33, LP51, LP52 and LP53 of the Kirklees Local Plan, the adopted Housebuilders SPD and Chapters 5, 8, 9, 11, 12, 14 and 15 of the National Planning Policy Framework.

3. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no additional door or window openings other than those expressly authorised by this permission shall be constructed in the first-floor of the west elevation of the dwelling at any time.

Reason: So as not to detract from the amenities of the adjoining property by reason of loss of privacy and comply in accordance with the requirements of Policy LP24 of the Kirklees Local Plan and the provisions of the Kirklees Housebuilders Design Guide SPD.

4. The development shall not be occupied until the bathroom and W/C windows on drawing (30) 002 B, of the hereby approved scheme, has been obscurely glazed (to a minimum Grade 4). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.

Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the Housebuilders Design Guide SPD and the aims of the National Planning Policy Framework.

5. A bird box shall be incorporated into both dwellings during the construction phase; the boxes shall be long-lasting Schwegler 'woodcrete' type or similar and shall be located away from sources of light and be sited at least 4 metres above ground level. The bat and bird boxes shall be provided prior to first occupation of the dwelling and thereafter be retained.

Reason: To enhance the biodiversity of the site in accordance with Policy LP30 of the Kirklees Local Plan, Principle 9 of the Housebuilders Design Guide SPD and Chapter 15 of the National Planning Policy Framework.

6. If contamination, the presence of coal and/or evidence of coal workings is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- *BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above -mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	(20) 001	-	29 May 2024
Existing site / block layout	(20) 002	-	29 May 2024
Existing elevations – 3D view	(20) 003	-	29 May 2024
Proposed site / block layout	(20) 004	Rev A	21 August 2024
Proposed elevations – 3D views	(20) 005	-	29 May 2024
Existing grouped plans and elevations	(30) 001	-	29 May 2024
Proposed grouped plans and elevations	(30) 002	Rev B	29 May 2024
Streetscene plan	(30) 003	-	29 May 2024
Climate change statement	CCS	-	29 May 2024
Drilling report	4401	-	09 August 2024
CMRA	4388	-	03 July 2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Additional information relating to coal mining was requested and received.