

**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:	2024/60/92310/E
Site Address:	Land adj The Huntsman, Chidswell Lane, Shaw Cross, Dewsbury, WF12 7SW
Description:	Outline application for custom/self build residential dwelling
Recommending Officer:	Edward Cheseldine

DECISION – CONDITIONAL OUTLINE 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.

Emma Thompson

AUTHORISED OFFICER

Date: 14-May-2025

Officer Report

2024/92310 - Land adj The Huntsman, Chidswell Lane, Shaw Cross, Dewsbury, WF12 7SW

Site Description

The site is a plot of land situated between two residential dwelling and a car park. To the north of the site are agricultural fields, to the south and west rests residential dwellings, to the north is a former pub which has been converted into flats. The agricultural fields are allocated for mixed use development. A Public Right of Way(DEW/146/10)(PROW) runs through the site from the south-east to the north-west of the site. Chidswell Lane is to the west of the site, it is not a classified road.

Application Proposal

The application is seeking outline permission for the erection of self custom build residential development at land adjacent to The Huntsman. The applicant seeks outline permission including access and layout with all other matters reserved. The submitted information indicated an access formed onto Chidswell Lane, with tandem parking, the position of the dwelling and landscaping. Notwithstanding the submitted plans, although the areas of landscaping have been provided, they are purely indicative at this time.

Negotiations/Amendments

KC PROW required the submission of section drawings in order to make a full assessment of redirected footpath.

Consultation Responses

KC Highways – No objection.

KC PROW – No objection.

Public Representations

The application was advertised by a site notice, which expired on the 18-Oct-2024 and by press notice which expired on the 10-Oct-2024. As a result of the publicity, there was 1 representation. Comments are as follows:

- The planning application as it has been made with in correct detail and misleading detail stated in section 8 of the application. This relates directly to the public foot path which was illegally moved some 3 years ago and was notified to Kirklees council by myself with no action taken. Section 8 of the design and access statement document states that the proposal is to move the public footpath to where it has been used for

the last 14 years. This is not the case as it passed diagonally across the land to the correct location

These comments will be assessed throughout the report within the Assessment section of the report, with a summary of comments in the Representations section of the report.

Relevant Planning History

None relevant.

Policy & Legislation

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 30** – Biodiversity and Geodiversity
- **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 December 2024, 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 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).
- Gov Uk Biodiversity Net Gain Technical Advice Note (2023).
- 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) Representations
- 6) Conclusion

Principle of development

Sustainable Development

NPPF Paragraph 11 and LP1 outline 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 UNALLOCATED 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...”

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 officer's assessment.'

In this case, one additional unit would make a small contribution to that supply. Good design is a key aspect of sustainable development which contributes to creating better places. Therefore, a balance will be formed, within this assessment, against the benefits a single dwelling would bring.

Policy LP7 of the Kirklees Local Plan establishes a desired target density of thirty-five dwellings per hectare. By that standard, this site in theory, could accommodate 1 dwelling. Therefore, the density is appropriate for the size constraints of the site, when taking into account access and suitable outdoor space for one dwelling.

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 NPPF offers guidance relating to design in Chapter 12 (achieving well designed places and beautiful places) whereby paragraph 131 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”

Paragraph 134 of the NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Relevant to this is the Kirklees Housebuilders Design Guide SPD 2021, which aims to ensure future housing development is of high-quality design.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“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.”*

The application seeks outline planning permission for self custom residential development with all matters other than access and layout reserved. The scale, design and landscaping are purely indicative; thus, the details are not being assessed or determined at this time. However, consideration must be given as to whether residential development on the site could cause detrimental harm to the character and appearance of the area.

The application site is positioned on the urban fringe of Dewsbury. It is noted that land adjacent is allocated for mixed development, however planning permission has not been approved. There is a rural character along Chidswell Lane due to the single-track lane, mature tree groups and open fields either

side of the road. There has however been recent residential development in the area which has led to a mixed residential character due to the buildings to the west of the site.

In terms of layout of the site, the dwelling will be placed marginally on the south aspect of the site with a driveway running along the northern boundary. There is space for a modest outdoor area to the west and east of the building. There is an adjacent building in an identical position, the proposed building will not project in front or to the rear of it. Given the simplicity of the layout, it is considered to be acceptable as the position will contribute to the building line of the adjacent dwellings, providing space for the proposed driveway layout. One dwelling would be appropriate for the site given the layout of the garden space in order to provide private outdoor amenity space. The bin collection point is located in a convenient position for collection and the storage point is set away from the principal elevation to prevent harm to the streetscene.

Although the scale and appearance of development is currently indicative, the dwellinghouse should be relative to neighbouring buildings so not to dominate the streetscene. It would be suitable for the building to match the scale, height, ridgeline and appearance of the adjacent building to form a strong identity and continue the character of the building group. A street scene plan should accompany any reserved matters application.

Due to the position of the site, a dwelling would be positioned close to The Huntsman public house. Layouts should mitigate from any noise disturbances, however given the positioning of the plot, the layout alone will not alleviate noise disturbances from the pub, therefore, as part of the approval for outline permission, a condition is imposed for the submission of a noise assessment to ensure future occupants are protected.

In conclusion, it is considered that subject to the details provided within the reserved matters application taking account of the issues identified in relation to the scheme shown indicatively as part of this application, the plot could be able to accommodate one dwelling which could be designed to contribute positively to the local character of the area.

Therefore, it is considered that a development which meets the policies of Chapter 12 of the NPPF, by contributing positively to the surrounding area, as well as policies LP1, LP2, LP11 and LP24 of the Kirklees Local Plan and principles 2, 5, 6, 13, 14 and 15 of the Council's adopted Housebuilders Design Guide could be achieved subject to an appropriately designed dwelling being proposed at reserved matters stage.

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 advised 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 application proposal is seeking outline consent with some matters reserved that includes appearance and scale, therefore the impact the proposed development would have on the amenities of the occupants of the neighbouring properties cannot be fully assessed at this stage.

According to the plans, the dwelling would be a 2.00m from neighbouring occupants affording space within the plot to prevent any significant overbearing harm. As there are no full details it is unclear where windows will be placed. It is likely that habitable room windows will be incorporated into the front/rear elevations replicating the existing relationship adjacent. This is common and will not result in any undue loss of privacy. Matters will be fully considered at reserved matters.

Consideration should be given at the reserved matters stage with regard to landscaping to ensure there is adequate green space for future occupants to use. Consideration should also be given in terms of design to ensure the proposed dwelling meets the minimum recommendations as set out within the Nationally Described Space Standards for such a dwelling.

In terms of the amenity of future occupiers, the development site sits adjacent to the site of a public house, noise from which is likely to affect their amenity. A condition is recommended for the submission of a noise assessment to ensure the occupiers are protected from noise disturbances from the commercial property. The agent has confirmed agreement.

Given the above, the proposal in outline form, does not give rise to any undue significant adverse impacts upon neighbouring residential amenity in the outline stage submitted, as such, this aspect of the proposal is considered to be acceptable. However, it should be noted that careful consideration will be

required at any future reserved matters application that any scheme is sensitively designed to respect the surrounding area and comply with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and the Housebuilders Design Guide SPD.

Impact on Highway Safety

Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking.

Chapter 9 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 Highway Design Guide SPD is also relevant.

Access to the site will be formed from Chidswell Lane. KC Highways were consulted in regard to the suitability of the formation of new access and parking within the site.

Plans indicate a footpath will be constructed to the front of the property. The land is currently partially outside the applicant's ownership. A section 278 of the Highways Act will be required for improvement works to the public highway to form a pathway that is constructed to British Standards. An informative was recommended which will be set that works are implemented. Detailed plans should be submitted to confirm its construction which will be conditioned.

The outline plans include 2 off-street parking spaces. The Kirklees Highway Design Guide SPD gives guidance on the number of off-street parking spaces that should be provided for new dwellings. A 2-to-3-bedroom dwelling should provide a minimum of two off-street car parking spaces. The number of bedrooms within the new dwellings should relate to the provided spaces.

Landscaping details, which would include the implementation of boundary treatments are reserved matters. In order to maintain a safe visibility for vehicles turning onto Barnsley Road, a 1.0m boundary treatment should be proposed to the front boundary, allowing for visibility of the occupants and maintain a clear line of sight for all road users.

With regards to the provision of storage and collection of waste from the property, there is sufficient room within the redline boundary, adjacent to the access, to be used as a collection point, as indicated on plans.

The proposed application in outline therefore complies with Policy LP21 and LP22 of the Kirklees Local Plan, the aims of the Kirklees Highways Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

Environmental Matters

PROW

There is a public footpath (DEW/146/10) which runs through the centre of the site. The proposed development would impact on the amenity of the footpath (DEW/146/10). The applicant is proposing the diversion of the public footpath (DEW/146/10) as the proposed development would interfere with the existing route. The applicant has applied for the diversion of the footpath along the side of the River Dearne under separate legislation. The applicant and agent are aware that the definitive alignment of the footpath cannot be obstruction prior to the diversion order being confirmed.

KC Public Right of Way (PROW) were consulted on the proposal and raised no objections. A footnote which reiterates to the applicant that they must not be interfered with or obstructed, prior to, during or after development works without the consent of KC PROW.

Land Contamination

KC Environmental Health has reviewed the application and raises no objection, subject to conditions relating to the reporting of any unexpected contaminated land. This condition will be applied in accordance with the aims of Policies LP53 of the KLP and the aims of the NPPF.

Ecology & Biodiversity Net Gain

Paragraphs 187, 193, 194 and 195 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers. Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Furthermore, Biodiversity Net Gain (BNG) came into effect for minor sites on 02 April 2024. There is a requirement to replace the loss of a habitat whilst delivering at least 10% biodiversity net gain.

The applicant has indicated the site is a custom self-build. Such a development is exempt from BNG uplift as per the Government Biodiversity Net Gain Advisory Note, therefore no uplift is required.

As the scale of the building is a reserved matter, it is not possible to indicate what habitat uplift would be suitable for the development. As required by Policy LP30 net biodiversity gains will be required and should be incorporated into any application for reserved matters.

In addition as the dwelling is located near a woodland area, hedgehog holes will be required for fencing if landscaping plans include such boundaries.

Electric Vehicle Charging

The implementation of EV chargers is covered by Building regulations. It is not considered necessary to supplement the installation of these with a planning condition.

Representation

It has been considered whether the objections brought forward would have a material weight to the decision for planning permission.

Material weight has been considered for the following, assessments are concluded in the paragraphs above;

Environmental Matters

- The planning application as it has been made with in correct detail and misleading detail stated in section 8 of the application. This relates directly to the public foot path which was illegally moved some 3 years ago and was notified to Kirklees council by myself with no action taken. Section 8 of the design and access statement document states that the proposal is to move the public footpath to where it has been used for the last 14 years. This is not the case as it passed diagonally across the land to the correct location

Officer Comments: KC PROW are aware the public footpath was altered to divert from the definitive path. The applicant has now applied under separate legislation for its diversion along the back of the properties. We have received such plans and for the purposes of the diversion, they are acceptable.

Conclusion

This application for outline self custom build planning permission for residential development at land adjacent The Huntsman has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations.

The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the National Planning Policy Framework 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 indicative layout plan and access is acceptable. The proposed development, in strictly outline, would therefore constitute sustainable development and is therefore recommended for approval.

Recommendation: **Approve**

Decision Authorisation - Delegated Powers

Application Number: 2024/92310

Officer Recommendation: Approve

Conditions

1. Approval of the details of appearance, landscape, scale of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before development is commenced.
Reason: No details of the matters referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.
2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to appearance, landscape, scale of the site shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.
Reason: No details of the matters referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.
3. Application for approval of any reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.
4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.
5. Notwithstanding the submitted plans, details of the soft and hard landscaping to the front of the dwelling must be submitted at reserved matters. The details shall be implemented within 6 months of completion of the development and thereafter maintained.
Reason: In the interests of visual amenity and to accord with Policies LP24 of the Kirklees Local Plan, Principle 8 of the Housebuilders Design Guide SPD and Chapter 15 of the National Planning Policy Framework.

6. Unless otherwise agreed in writing, prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superceded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout in accordance with the aims of Policies LP21 and LP22 of the Kirklees Local Plan..

7. The development shall not be occupied until a footway 2.0 metres wide has been provided along the site frontage as shown on plan no P01 in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The footway so approved shall thereafter be retained.

Reason: In the interests of highway safety and to allow for safe pedestrian access to and from the site in accordance with the aims of Policies LP21 and LP22 of the Kirklees Local Plan.

8. Before construction work commences a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development e.g. noise from the Huntsman Inn shall be submitted to and approved in writing by the Local Planning Authority.

The report shall:

- a) Determine the existing noise climate
- b) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP24 & LP52 of the Local Plan.

9. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks 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. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy 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 Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation 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. 196 and 198 of the National Planning Policy Framework

NOTE: The changes to the access within the adopted highway fronting the site, to provide a pedestrian footpath, will need to be constructed under a section 278 agreement of the 1980 Highways Act (public highway improvements). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: Public Footpath Denby Dale 13 is within the development site and must not be interfered with or obstructed, prior to, during or after development works without the consent of Kirklees Council (Public Rights of Way team). Authority must be applied for and approval in writing given, prior to works commencing on the footpath. The council's Public Rights of Way team may be contacted by telephone 01484 221000 (please ask for Sharon Huddleston) and the team are based at Civic Centre 1, Huddersfield HD1 2NF. The team's email address is publicrightsofway@kirklees.gov.uk.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

NOTE: Due to its location, a roost may be present on site. Bats are a European species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether bats are present or not. If bats are discovered on site, development shall cease, and the applicant is advised to contact Natural England for advice.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	P02	-	15 August 2024
Existing and proposed block plans	P01	-	15 August 2024
Prow diversion plan	P04	-	06 May 2025
Design and access statement	-	-	15 August 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 Planning Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

KC PROW required the submission of section drawings in order to make a full assessment of redirected footpath.

