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:	**2024/62/92362/E**
Site Address:	Old Oak Inn, 349, Bradford Road, Littletown, Liversedge, WF15 6EW
Description:	Alterations to convert former public house to 5 flats
Recommending Officer:	Nicole Helliwell

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: 11-NOV-2024

Officer Report
Reference No. 2024/62/92362E
Site Address: Old Oak Inn, 349, Bradford Road, Littletown, Liversedge, WF15 6EW
Proposal: Alterations to convert former public house to 5 flats.

Site Description
The application relates to the Old Oak Inn, a former public house situated in Littletown, Liversedge. The property is faced in stone and incorporates a dual-pitched roof in slate. The wider area comprises a combination of residential and commercial properties of varying materials and architectural styles. The site is not within a conservation area, nor are there any listed buildings or public right of ways within close proximity.

Description of Proposal
The application is seeking planning permission for alterations to convert the former public house to five flats. The existing UPVC porch and detached garage will be removed to allow for the proposed works. Permission is not required for the internal alterations to the building and therefore, the only matter for consideration are the proposed external alterations. The details of the proposal are summarised below:

- Alterations to fenestration within the north-west and north-east facing elevations of the building
- Erection of an external staircase to the north-western elevation of the building.
- Erection of a 2m post and rail fence along the northern boundary of the site.

Relevant Planning History
- **2014/93410:** Erection of 2 semi-detached dwellings. Planning application details | Kirklees Council – Conditional Full Permission
- **2011/90479:** Outline application for the erection of mini supermarket store, car parking and associated landscaping and demolition of existing public house. Planning application details | Kirklees Council - Refused

Representations
The application was publicised by neighbour notification letters, which expired on 22nd October 2024. 2 representations were received following the statutory publicity. The comments made have been summarised below:

- Losing too many public house's to become flats

- We need to stop changing buildings into flats and building houses everywhere. Before we totally get rid of our memories everything in Liversedge is changing too much and not for the best.

Consultation Responses
The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

KC Environmental Health - No objection subject to recommended conditions
KC Highways Development Management – No objection

Planning Policy Background
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. However, it is located within the Strategic Green Infrastructure Network. The most relevant policies for consideration in this case are:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 7** - Efficient and Effective Use of Land
- **LP 11** - Housing Mix and Affordable Housing
- **LP 20** - Sustainable Travel
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 26** - Renewable and Low Carbon Energy
- **LP 28** - Drainage
- **LP 30** - Biodiversity & Geodiversity
- **LP 31** - Strategic Green Infrastructure Network
- **LP 48** - Community Facilities and Services
- **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) updated 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. Most specifically in this instance, the below chapters are of most relevance:

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

Other Guidance Documents:
- Kirklees Highways Design Guide (2019)
- Housebuilders Design Guide (2021) - Nationally Described Space Standards
- National Design Guide
- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)

Assessment

1. Principle of Development

Housing Land Supply

The site is without notation on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 2 of the National Planning Policy Framework. Policy LP2 sets out that, in order to protect and enhance the character of places, all development proposals should seek to build on the opportunities and help address the challenges identified in the Local Plan.

Paragraph 11 of the National Planning Policy Framework (NPPF) advises that plans and decisions should apply a presumption in favour of sustainable development. It adds, within the same paragraph, that where the policies in the Development Plan, deemed most relevant to the consideration of the proposal in question are out-of-date, the default position is that planning permission should be granted unless:-

a) policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
a) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

In the case of applications for residential development such as this, the NPPF adds that policies will normally be considered 'out of date' if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing land.

The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement.

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 outof-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.

The proposal seeks to convert a public house to five flats within Littletown, Liversedge and would assist in meeting the housing needs of the Council. This would be 'in line' with the aims of Chapter 5 of the NPPF, which states that small developments such as this can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

In terms of design, Policy LP24 of the Kirklees Local Plan is relevant, in conjunction with Chapter 12 of the National Planning Policy Framework. Policy LP24, together with the Housebuilders Design Guide SPD, suggests that proposals should promote good design by ensuring inter alia that the form, scale, layout, and details of all development respects and enhances the character of the townscape, heritage assets and landscape. Furthermore, it requires that proposals protect the amenity of future and neighbouring occupiers and promote highway safety and sustainability.

<u>Loss of Community Facility</u>

Policy LP48 of the KLP states that *'Proposals which involve the loss of valued community facilities such as shops, public houses and other facilities of value to the local community will only be permitted where it can be demonstrated that:*

a. there is no longer a need for the facility and all options including the scope for alternative community uses have been considered; or

a. its current use is no longer viable; or

b. there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location; or

c. an alternative facility of equivalent or better standard will be provided, either on-site or equally accessible; and

d. any assets listed on a Community Asset Register have satisfied the requirements under the relevant legislation.'

The applicant is required to demonstrate only one of the criteria from a) to d) above. With regards to criteria b), the applicant's agent has provided an email confirming that the pub business is no longer viable. The applicant has also stated that there is an alternative provision of public house at The Toby Jug which is located approximately 120m away from the application site, approximately a 2-minute walk. Therefore, it is considered that there is adequate alternative provision in the locality and therefore the requirements of criterion c of LP48 of the Kirklees Local Plan are considered to have been met.

In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway

safety. These issues along with other policy considerations will be addressed below.

1. Impact on Visual Amenity

Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring the form, scale, layout, and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed 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."*

<u>Alterations to fenestration</u>

The submitted plans confirm that alterations are proposed to the fenestration within the north-west and north-east facing elevations of the building. Given that the fenestration would be appropriately designed and would be in keeping with the style of the original build, it is considered that the proposed alterations would respect the visual amenity of the host building and the surrounding area.

<u>External Staircase</u>

A metal external staircase would be erected to the north-western elevation of the building to provide access to one of the first floor flats. Although the staircase would have some visibility from public vantage points along Bradford Road, the proposed alterations are not considered to have any significant visual impact on the character and appearance of the street scene.

<u>Boundary Fence</u>

The submitted site plan confirms that a timber post and rail fence would be erected along the northern boundary of the application site. The boundary treatment would measure approximately 2m in height and would be of an appropriate design and scale. On this basis, it is considered that the proposed works would not have any significant visual impact on the character and appearance of the surrounding area.

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of the wider street scene,

complying with Policy LP24 of the Kirklees Local Plan and the aims of Chapter 12 of the National Planning Policy Framework.

2. Impact on Residential Amenity of Neighbouring Residents

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be outlined, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

The submitted plans confirm that no properties to the north, south or west of the site would be affected by the proposed works.

Impact on 351 Bradford Road

351 Bradford Road is a residential property located east of the application site. The submitted plans confirm that several windows would be installed at first floor level within the north-east facing elevation of the building. However, given the indirect relationship between the properties including their habitable windows, officers consider that there would be no further harm to the neighbour's residential amenity with regard to overbearing, overshadowing, or overlooking impact.

Impact on 1 Listing Lane

1 Listing Lane is a first floor flat located east of the application site. It is noted that the property contains a first floor window within its side elevation that would face onto the former pub. However, the submitted plans confirm that the neighbouring property would occupy a position approx. 21m from the proposal. Therefore, it is considered that the proposed alterations would not cause any undue harm to the neighbouring occupants with regards to overbearing, overshadowing or overlooking impact.

Impact on 345 and 347 Bradford Road

345 and 347 Bradford Road are a pair of semi-detached properties located to the north-west and occupy a position on higher ground relative to the application site. The submitted plans confirm that a distance of approximately 33m would be retained between the former pub and the neighbouring properties. Given that the separation distances retained would be substantial, it is considered that there would be no significant detrimental impact on the neighbour's residential amenity as a result of the proposed development.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local

Plan (b) in terms of the amenities of neighbouring properties and Paragraph 135(f) of the National Planning Policy Framework.

3. Impact on Residential Amenity of Future Occupiers

Consideration must also be given to the amenity of future residents of the proposed dwelling. Taking into account Principle 16 of the Kirklees Housebuilders Design Guide SPD which sets out that:

'All new homes should aim to be accessible and adaptable homes to meet the changing needs of occupants over time in accordance with Building Regulations' and that 'All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity and living environments for future occupiers in accordance with Policy LP24.'

National described space standards require the following gross internal floor area for a one storey flat:

- 1 Bedroom, 1-person dwelling set over 1 storey - 39 square metres
- 1 Bedroom, 2-person dwelling set over 1 storey - 50 square metres
- 2 Bedroom, 3-person dwelling set over 1 storey - 61 square metres
- 2 Bedroom, 4-person dwelling set over 1 storey - 70 square metres

National described space standards require the following gross internal floor area for a two storey flat:

- 1 Bedroom, 2-person dwelling set over 2 storey - 58 square metres
- 2 Bedroom, 3-person dwelling set over 2 storey - 70 square metres
- 2 Bedroom, 4-person dwelling set over 2 storey - 79 square metres

The proposed floor plans demonstrate that the five flats would have an internal floor space of approximately 64sqm (Flat 1), 38sqm (Flat 2), 38sqm (Flat 3), 70.5sqm (Flat 4) and 97sqm (Flat 5), which would adequately meet basic lifestyle needs and provide a high standard of amenity for future occupiers. It is also noted that each of the habitable rooms would benefit from a sufficient amount of natural light. For these reasons, it is considered that the proposal would provide an acceptable standard of living for future occupants and would accord with Policy LP24(b) of the Kirklees Local Plan, Principles 6 and 16 of the Council's Housebuilders Design Guide SPD, and Paragraph 135(f) of the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 115 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.

This application seeks approval for alterations to convert a former public house to 5 one and two bedroomed flats. As such, KC Highways Development Management have been formally consulted on the proposed scheme. The existing access onto Bradford Road has been retained and 5 off-street parking spaces are shown within the former pub car park. Furthermore, a bin collection point is shown at the site entrance. Therefore, given that sufficient off-street parking is proposed, access is retained as existing and bin collection points are shown to be provided, KC Highways have no objection to these proposals.

On this basis, it is considered that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

5. Other Matters

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this case, due to the nature of the proposal is not considered reasonable to require the applicant to put forward any specific resilience measures.

Electric Vehicle Charging Points

Approval under the Building Regulations will be required for any electric vehicle charging points, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

Noise

The proposed development is situated on a road front, it has a busy commercial business to the rear and across the road. In order to protect future occupiers from noise associated with these operations, KC Environmental Health have recommended a condition requiring the submission of a noise assessment report and mitigation scheme.

Contaminated Land

The site of the proposed development is not shown to be on potentially contaminated land. Whilst KC Environmental Health have no objections to permission being granted, groundworks may be required and a watching brief should be maintained. Therefore, Officers recommend a condition relating to unexpected contamination.

Construction Noise

Construction noise can give rise to loss of amenity to neighbouring noise sensitive receptors, therefore, it is considered necessary for a footnote to be imposed restricting the times when noisy construction activities will be permitted.

Bat Alert

The site is located within a bat alert layer on the Council's GIS Mapping System. Although no ecological information was submitted with the application, the plans confirm that only minor external alterations are proposed. Therefore, in this instance, Officers consider that no further information is required.

Ecology

The application form states that the development subject to the de minimis exemption, would be exempt from providing Biodiversity Net Gain. At this stage, Officers are only able to assess this on the basis of submitted information. Should the proposal be considered not exempt by reason of not being this or other relevant categories for the scale of the development then an appropriate condition, supported by a BNG metric submitted for the approval of the LPA, would be required to ensure on-site BNGs would last for at least 30 years to meet the requirements of this legislation.

There are no other matters considered relevant to the determination of this application.

6. Representations

Two representations were received during the course of the application. The comments made have been summarised and addressed below:

- Losing too many public house's to become flats

Response: *The proposal has been assessed against LP48 (loss of a community facility) within the principle of development section of the report.*

- We need to stop changing buildings into flats and building houses everywhere. Before we totally get rid of our memories everything in Liversedge is changing too much and not for the best.
  Response: *The proposal has been assessed against LP48 (loss of a community facility) within the principle of development section of the report.*

7. Negotiations

No amendments were sought or received during the course of the application.

8. Conclusion

This application for alterations to convert a public house to five flats at Old Oak Inn, 349 Bradford Road 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. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered acceptable.

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 development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation - Delegated Powers
Application Number: 2024/92362
Officer Recommendation: Approve
Conditions and Reasons

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 LP1, LP2, LP7, LP11, LP20, LP21, LP22, LP24, LP26, LP28, LP30, LP31, LP48, LP51, LP52 and LP53 of the Kirklees Local Plan, the guidance within the Council's Highways Design Guide SPD and the aims of the National Planning Policy Framework.

3. The external walls and alterations hereby approved shall in all respects match those used in the construction of the existing building and retained thereafter.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principle 13 of the Council's Housebuilders Design Guide SPD, and the aims of Chapter 12 of the National Planning Policy Framework.

4. 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 including road traffic and commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

a) Determine the existing noise climate
a) Predict the noise climate in living rooms and bedrooms (night-time) and other habitable rooms of the development
b) 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: This pre-commencement condition is necessary to protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

5. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission 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 2021. 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.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

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. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	**Reference**	**Revision**	**Date Received**
Location Plan	-	-	16/09/2024
Existing Plans	24/91	-	16/09/2024
Proposed	24/91	-	16/09/2024
Elevations	24/91	-	16/09/2024
Climate Change Statement	-	-	16/09/2024

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 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. In this case, the design of the original scheme has been found acceptable. No further amendments or

details were sought thereafter. The agent has confirmed their agreement to the pre-commencement conditions.

Report Dated: 29/10/2024