

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2024/44/92525/W
Site Address:	land opp, former garages, Stocks Walk, Almondbury, Huddersfield, HD5 8XB
Description:	Discharge of details reserved by conditions 5 (material), 6 (site access), 8 (archaeological assessment), 10 (drainage) on previous permission 2021/90025 for outline application for erection of assisted supported living accomodation (within a Conservation Area)
Recommending Officer:	Katie Chew

DECISION – DISCHARGE OF CONDITION SPLIT DECISION

I hereby authorise the part discharge of conditions the subject of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 21-Nov-2024

Officer Report

Application: 2024/92525

Application site: Land opp, former garages, Stocks Walk, Almondbury, Huddersfield, HD5 8XB.

Proposal: Discharge of details reserved by conditions 5 (material), 6 (site access), 8 (archaeological assessment), 10 (drainage) on previous permission 2021/90025 for outline application for erection of assisted supported living accommodation (within a Conservation Area).

Assessment:

Condition 5 (materials)

'5. Notwithstanding the details shown on the submitted plans, the external walls of the assisted supported living accommodation hereby approved shall be constructed of coursed natural stone, a sample of which along with a sample of the roofing material to be used shall be submitted to and approved in writing by Local Planning Authority prior to their first use. The development shall thereafter be constructed from the approved materials.'

Reason: *In the interests of visual amenity and to ensure that the approved building is sited unobtrusively in the streetscape, avoiding any jarring or adverse impact on the adjacent Grade II Listed Building to the north or the Almondbury Conservation Area, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principle 13 of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework'.*

The applicant has submitted a Covering Letter dated 23rd August 2024, authored by Cadvis3d Architectural Design Services to support the discharge of Condition 5. This document outlines that the materials to be used within the external walls of the building previously approved will be of a Split Face Tumbled Walling Stone from Abacus Stone Sales: <https://www.abacusstonesales.co.uk/products/new-140mm-split-face-tumbled-walling-stone>. Roof tiles are to comprise of Barcamp Graphite Slate (50x 25 thin) from Burton Roofing: <https://www.burtonroofing.co.uk/50x25-barcamp-best-graphite-slate-thin.html>.

The Council's Conservation & Design Officer was informally consulted on the proposed materials and concluded that whilst a Welsh or other native slate would be preferable, this is a natural slate and while there are some concerns in terms of how the slate will perform, long term, on balance they are satisfied with the proposed roofing material. C&D Officers also have no objection to the proposed walling materials. Officers concur with this conclusion and therefore Condition 5 can be discharged subject to the development being constructed from these materials.

Condition 6 (site access)

'6. Prior to any construction commencing on site, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include: the point of access for construction traffic; details of the times of use of the access; the routing of construction traffic to and from the site; construction workers parking facilities; and the provision, use and retention of adequate wheel washing facilities within the site. Thereafter, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.'

Reason: *In the interests of highway safety and residential amenity and to accord with Policies LP21 and LP52 of the Kirklees Local Plan'.*

The applicant has submitted a Construction Method Statement ref 2040, rev B. this statement outlines how site parking will operate in terms of site workers and contractors, site operation days and hours which are to be in accordance with the footnote of the approval decision notice, means of access for deliveries and contractors. It also sets out where the storage of plant and materials are to be located (on-site), the provision of welfare facilities, delivery times, details on the construction of the new highway and pavement and how they intend to ensure that mud and debris is not dragged onto the highway.

The Council's Highways Officers were consulted on the proposals and subject to a few alterations in respect of the Construction Method Statement outlining that deliveries should avoid the peak AM and PM drop off and pick up times for the nearby All Hallows C of E School, and that it should be outlined which part of Stocks Walk is to be used for access, as the section in front of the church is narrower and not considered appropriate, and the length of Stocks Walk that runs between All Hallows Vicarage and All Hallows Church should be omitted.

A further document was submitted, specifically Construction Method Statement, ref 2040 rev B, dated August 2024 (revised 06/11/24), received 6th November 2024.

Given the revised document addressed the points raised within the consultation response of the Highways Team officers deemed the submitted document to be sufficient to discharge Condition 6 subject to all construction arrangements being carried out in accordance with the approved schedule throughout the period of construction.

Condition 8 (archaeological assessment)

'8. No development shall take place until a desk-based archaeological assessment has been undertaken by a suitably qualified person to determine as far as reasonably possible from existing records, the nature, extent and significance of the historic environment in which the application site is located. Based on the results of the deskbased assessment further archaeological works may be required. If indicated to do so, a programme of archaeological recording at the application site shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. This recording must be carried out by an appropriately qualified and experienced

archaeological consultant or organisation and the development of the site shall be undertaken in accordance with the approved scheme.

Reason: *This is a pre-commencement condition to ensure that an appropriate level of archaeological observation and recording has been carried out at the site as it is located in Almondbury which is mentioned in the Domesday Book of 1086 and adjacent to All Hallows' Church which appears to originate in the late 11th or early 12th century (National Heritage List for England No. 1,225,096 and West Yorkshire Historic Environment Record PRN 834). This is in accordance with Policy LP35 of the Kirklees Local Plan and paragraph 194 of the National Planning Policy Framework'.*

The applicant has submitted a specification for an archaeological brief during construction at Stocks Walk, Almondbury, West Yorkshire, this document sets out the requirements for an archaeological watching brief during excavation of footings and other groundworks during the excavation of footings for a dwelling at Stocks Walk. The aim of the proposed work is to identify and objectively record by means of photographs and selected drawings significant archaeological features and inform on the original and subsequent uses of the site on Stocks Walk. The report then goes on to discuss health and safety, confirmation of adherence to specification, confirmation of timetable and contractors' qualifications, notification and monitoring and the recording of methodology.

Given the nature of the condition, the West Yorkshire Archaeology Advisory Service were consulted. They noted that the document provided is an archaeological written scheme of investigation (WSI) which was produced by the WYAAS at the developer's request. They note that condition 8 is written in way that, whilst the presented WSI allows for work to commence on site with archaeological attendance and partly discharges the condition, they would not recommend full discharge until the work covered by the WSI is implemented and a final report accepted by the West Yorkshire Archaeology Advisory Service. Therefore Condition 8 cannot be discharged in full at this time. Officers concur with this conclusion.

Condition 10 (drainage)

'10. The site shall be developed with separate systems of drainage for foul and surface water. Before development commences on the superstructure of the assisted supported living accommodation hereby approved, a scheme detailing surface water drainage (designed in accordance with the Hierarchy of Drainage) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until such approved drainage scheme has been provided on the site to serve the development. The development shall be thereafter retained in accordance with the approved details.

Reason: *In the interests of satisfactory and sustainable drainage to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework'.*

The applicant has submitted a Drainage Statement, authored by Timmins Engineering Design Services, received 4th September 2024 in support of discharging Condition 10.

Condition 10 was included on the original permission (app ref: 2021/90025) as LLFA Officers raised objections to the lack of information provided within the submission. They requested details be submitted in relation to the proposed discharge rate and point, as well as an outline drainage layout (including any attenuation requirements) and associated calculations.

The Council's Lead Local Flood Authority were formally consulted on this discharge of conditions application, who confirm their acceptance of the proposals outlined within the Drainage Statement including:

- Unrestricted discharge of surface water into the Yorkshire Water combined sewer in Stocks Walk (subject to YW approvals).
- The use of permeable paving to the parking area.
- The development results only in a 20% reduction in drainage area, however it is considered that the development will only have a small impact on flood risk, therefore the need for a 30% reduction is not deemed appropriate in this instance.

The Council's LLFA team confirm that Condition 10 can be discharged. Officers concur with this conclusion. However, it is noted that there is a prerequisite of Condition 10 which requires that the development shall not be occupied until such approved drainage scheme has been provided on the site to serve the development, and the development shall be thereafter retained in accordance with the approved details.

Decision Notice Text

Condition 5 (materials)

You have submitted the following details:

- Email from the applicant's agent Mr. Paul Ibberson on the 15th November 2024 with a link to Burton Roofing which shows the proposed roofing materials - Barcamp Graphite Slate (50x 25 thin).
- Email from the applicant's agent Mr. Paul Ibberson on 11th November 2024 with a link to Abacus Stone which shows the proposed walling materials - Split Face Tumbled Walling Stone.

The above details are considered to be sufficient to satisfy the requirements of Condition 5 and to enable the discharge of this condition. The development shall be completed in the materials hereby approved and be thereafter retained, as such this condition remains in perpetuity.

Condition 6 (site access)

You have submitted the following details:

- Construction Method Statement, ref 2040 rev B, dated August 2024 (revised 06/11/24), received 6th November 2024.

The above document is considered to be sufficient to satisfy the requirements of Condition 6. However, be aware that Condition 6 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

'All construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction'.

Condition 8 (archaeological assessment)

You have submitted the following details:

- Specification for an Archaeological Brief during construction at Stocks Walk, Almondbury, West Yorkshire.

The submitted information is deemed to be suitable for work to commence on site with archaeological attendance. However, Condition 8 cannot be fully discharged until the work covered by the above document is implemented and a final report is submitted and approved in writing by the Local Planning Authority. Condition 8 is therefore part discharged at this time.

Condition 10 (drainage)

You have submitted the following details:

- Drainage Statement, authored by Timmins Engineering Design Services, received 4th September 2024.

The above details are considered to be sufficient to satisfy the requirements of Condition 10 and to enable the discharge of this condition. However, no occupation is permitted by this condition until the approved drainage scheme has been provided on the site to serve the development, and there is an ongoing requirement for the retention of the scheme.

Report Dated:

19th November 2024.

