

**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:	<b>2024/44/92847/W</b>
Site Address:	Clover Farm, Scout, Woods Mount, Marsden, Huddersfield, HD7 6LD
Description:	Discharge of details reserved by condition 9 (passing places) on previous permission 2023/90469 for demolition of stables/food store and commercial workshop and erection of one dwelling for holiday let
Recommending Officer:	Molly Storer

**DECISION – APPROVE DISCHARGE OF CONDITION 9**

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 02-Dec-2024**

## DISCHARGE OF CONDITIONS

**Site:** Clover Farm, Scout, Woods Mount, Marsden, Huddersfield, HD7 6LD.

**Proposal:** Discharge of details reserved by condition 9 (passing places) on previous permission 2023/90469 for demolition of stables/food store and commercial workshop and erection of one dwelling for holiday let.

## ASSESSMENT

### Condition 9 (passing places)

*9. Prior to the occupation of the development details of the location and size of vehicle passing places along the access track leading to the development from Woods Mount shall be submitted and approved by the Local Planning Authority. The vehicle passing places shall be completed in accordance with the approved details prior to the occupation of the holiday let and thereafter retained throughout the lifetime of the development.*

**Reason:** *In the interest of highway safety and to accord with Kirklees Local Plan Policy LP21 and Chapter 9 of National Planning Policy Framework.*

*As part of this application the following has been submitted: -*

- An access road location plan. Plan reference: DBAR/0924/06.*
- A revised access road plan. Plan reference: DBAR/1024/06A.*

KC Highways have been consulted on the above details and made the following concluding comments:

*‘Drawing No DBAR/1024/06A Revision A has provided suitable details of the location and size of the vehicle passing places along the access track leading to the development from Woods Mount. The drawings as submitted are therefore acceptable and condition 9 can be discharged.’*

Taking account the response from KC Highways, the content of the submitted plans and confirmation of details showing the location and size of the vehicle passing places, it is considered that this information is sufficient for the purposes of condition 9 on planning permission 2023/90469. This condition will be discharged by the provision of the approved passing places prior to occupation of the holiday let, and their retention thereafter.

## DECISION LETTER TEXT

### Condition 9

You have submitted the following: -

- *An access road location plan. Plan reference: DBAR/0924/06.*
- *A revised access road plan. Plan reference: DBAR/1024/06A.*

The details submitted for this condition and confirmation obtained by KC Highways is considered sufficient for the purposes of condition 9 on planning application 2023/90469. This condition will be discharged by the provision of the approved passing places prior to occupation of the holiday let, and their retention thereafter.

**Report dated: 2<sup>nd</sup> December 2024**