

Planning Application Ref 2020/62/91601/E

CHANGE OF USE FROM AGRICULTURAL LAND TO SUI GENERIS DRINKING
ESTABLISHMENT (PREVIOUSLY A4) AND ERECTION OF EXTENSIONS AND
ALTERATIONS

DUNKIRK INN, 231, BARNSLEY ROAD, LOWER DENBY, HUDDERSFIELD,
HD8 8TX

Application for Discharge of Conditions 15, 16, 17 and 18

Condition 15

“Details of waste/recycling facilities shall be submitted to and approved in writing by the Local Planning Authority before the extension is first brought into use. Thereafter the development shall be undertaken in accordance with the approved details. Reason: In the interests of highway safety and residential amenity and to accord with Policies LP21 and LP22 of the Kirklees Local Plan”

General Waste

Kirklees collect and dispose of the waste generated by the business. There are four bins that are located in the ‘bin store’ area to the side of the building, which is the original location for these bins prior to the application. The waste is collected once a week. Every week, when the bins are emptied, the bin store area and the bins are jet washed and sanitised to keep them clean and prevent any unpleasant odours as well as reducing the possibility of vermin.

Cardboard

We have implemented cardboard recycling, where the cardboard generated by the business is baled and removed by a third party for recycling. The baled cardboard is stored in the bin store area.

Glass

All the Dunkirk’s glass waste is recycled using glass waste using the glass recycling bins located in the Dunkirk car park.

Condition 16

A scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority before the extension is first brought into use/occupied. The scheme shall meet at least the following minimum standard for numbers and power output: · One Standard Electric Vehicle Charging Point for every 10 unallocated commercial parking spaces. Parking spaces that are to be provided with charging points shall not be brought into use, or the extension first brought into use/occupied until the charging points are installed and operational charging points installed shall be retained thereafter. Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP24 and LP51 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.”

Four charging points have been installed to 4 parking spaces in The Dunkirk's car Park.

These are shown on the attached drawing DC 01

Condition 17

“A scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority before the extension is first brought into use. Thereafter the approved scheme shall be implemented so that planting is carried out no later than the first planting season following the first occupation of the extension. Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping and to comply with the aims and objectives of Policy LP24 of the Kirklees Local Plan.”

The landscaping has been implemented in line with the Planning Approval documents, i.e there is a stone access path to the perimeter of the building, and a structural wall retaining the land to the rear (north) of the site from the extension

There is no soft landscaping within the redline boundary because during the Planning process, the Planning Officer instructed that the red line boundary should not include the area to the rear of the building identified as kitchen garden or grassed area. It was advised that this could be used for these purposes without the need for Planning Approval. Following this, the redline boundary was reduced the area immediately around the building, with a paved path for access purposes and a retaining wall to retain the higher land to the rear of the building.

Condition 18

“A scheme detailing measures for the protection of residential amenity shall be submitted to and approved in writing by the Local Planning Authority before the extension is first brought into use. Thereafter the development shall be undertaken in accordance with the approved details. Reason: To protect the amenity of neighbouring residential properties and to accord with Policy LP24 of the Kirklees Local Plan.”

Measures that have been implemented to protect residential amenity include, are shown on DC 02. The include, but are not limited to:

1. There is no uplighting to the perimeter of the building. All lights installed as part of the works are down lights, or have cowls to stop the light shining upwards
2. The extract and ventilation to the kitchen includes the installation of high efficiency filters with noise dampers to maintain sound and smells from the cooking operation an acceptable level. This installation has been painted green to minimise the visual impact. This has been covered in Condition 10 and 11, and discharged.
3. The design of the retaining wall to the rear of the property is designed to be attractive to the neighbours (dry stone wall to the part visible to the neighbours), as well as acting as a physical and visual barrier to the impact of the building..
4. There are no windows overlooking the neighbours to the rear of the property
5. Noisy operations relating to the maintenance of the pub (such as recycling glass bottles) only takes place after 9am.
6. Jet washing and sanitising of bins and bin stores every week to control odours and minimise the likelihood of vermin.
7. A yew hedge has been planted to the rear of the property (outside the red line boundary) to further reduce the impact of the building on the neighbouring properties and gardens