

**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:	2024/44/93077/E
Site Address:	Dunkirk Inn, 231, Barnsley Road, Lower Denby, Huddersfield, HD8 8TX
Description:	Discharge details reserved by conditions 15 (waste/recycling facilities), 16 (charging electric vehicles), 17 (landscaping), 18 (residential amenity) on previous permission 2020/91601 for change of use from agricultural land to Sui generis Drinking Establishment (previously A4) and erection of extensions and alterations
Recommending Officer:	Elenya Jackson

DECISION – Discharge of Conditions - Approved

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: 23-Dec-2024

Officer Report

Dunkirk Inn, 231, Barnsley Road, Lower Denby, Huddersfield, HD8 8TX

Discharge details reserved by conditions 15 (waste/recycling facilities), 16 (charging electric vehicles), 17 (landscaping), 18 (residential amenity) on previous permission 2020/91601 for change of use from agricultural land to Sui generis Drinking Establishment (previously A4) and erection of extensions and alterations

Condition 15

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.

Condition 16

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.

Condition 17

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..

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.

Assessment:

Condition 15

The following details have been submitted:

- Cover letter
- Plan - DC01

KC Highways have been consulted on the above application and have confirmed that the details are acceptable for the purpose of condition 15.

Condition 16

The following has been submitted:

- Plan - DC01

The submitted drawings indicate four electric charging points would be installed in the car park of the site,

The applicant is reminded that the electric charging points are to be retained for the lifetime of the development.

Condition 17

The following has been submitted:

- Supporting document

Officers have reviewed the supporting documents which state:

'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 to 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'.

Officers consider this to be acceptable and no further details required.

Condition 18

The following details have been provided:

- Plan - DC02

The details provided have been reviewed with KC Environmental Health and are considered acceptable

DECISION NOTICE TEXT

Condition 15

The following details have been submitted:

- Cover letter
- Plan - DC01

KC Highways have been consulted on the above application and have confirmed that the details are acceptable for the purpose of condition 15.

Condition 16

The following has been submitted:

- Plan - DC01

The submitted drawings indicate four electric charging points would be installed in the car park of the site,

The applicant is reminded that the electric charging points are to be retained for the lifetime of the development.

Condition 17

The following has been submitted:

- Supporting document

Officers have reviewed the supporting documents which state:

‘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 to 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’.

Officers consider this to be acceptable and no further details required.

Condition 18

The following details have been provided:

- Plan - DC02

The details provided have been reviewed with KC Environmental Health and are considered acceptable