

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING CONDITIONS PREVIOUSLY ATTACHED

Reference No:	2024/70/93122/W
Site Address:	Old Providence Chapel, 4, Hollins Row, Slaithwaite, Huddersfield, HD7 5LA
Description:	Variation condition 2 (plans) to add plan and information relating to waste storage arrangements in relation to previous permission 2018/92941 for internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking (Listed Building within a Conservation Area)
Recommending Officer:	Lucy Taylor

DECISION – VARIATION OF CONDITION 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.

John Holmes

AUTHORISED OFFICER

Date: 20-Jan-2025

Officer Report.

Reference: 2024/93122

Location: Old Providence Chapel, 4, Hollins Row, Slaithwaite, Huddersfield, HD7 5LA

Proposal: Variation condition 2 (plans) to add plan and information relating to waste storage arrangements in relation to previous permission 2018/92941 for internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking (Listed Building within a Conservation Area)

Site Description.

Providence Chapel is a historic church with attached Sunday school. The building is Grade II Listed and located within the Slaithwaite Conservation Area. The chapel itself dates back to 1816 and is the most significant part of the building, with their Sunday School added circa 1886 on the east end. This year also saw the re-ordering of the interior of the chapel. A later addition to the rear of the Sunday School dates back to c1920.

The listing description is as follows:

1816 (with enlargement in 1886). Hammer dressed stone. Hipped stone slate roof. Hipped slate roof to later part to east. Moulded stone brackets on string course. 2 storeys. North elevation: Ground floor; Large doorway with elliptical arched head with ashlar surround and hood moulded over. Two doorways have stone Doric pilasters with architrave, freize and cornice. Good 6 panelled doors with fanlights. Above doorway is ashlar plaque with moulded surround and one to left has inscription: Providence BAPTIST CHAPEL Erected 1816 Enlarged 1886 Four single light windows with semi-circular heads with pronounced keystone and imposts. First floor; Eight windows as ground floor. South elevation: Ground floor; 6 single light windows with stone surrounds. Stone plaque reads PROVIDENCE CHAPEL 1816 First floor; 5 single light windows with semi-circular heads, pronounced keystone and imposts. Eastern part of first floor is obscured by C20 extension. Interior: Galleried on all sides with organ at front. Gallery has good panelled front and is supported on Corinthian columns. Good panelled pulpit reached by twin flight of stairs. Flagged terrace across front with 1880s iron railings which return to building with stone gate piers and iron gates.

To the south is the site's main graveyard, with several graves to the north. The site has no parking, with a pedestrian access from Hollings Row to the east. To the north of the site, on a lower ground level, is an outbuilding for a building fronting onto Manchester Road. To the west is the rear elevation of a terrace row fronting onto Commercial Street.

The Chapel closed as a Place of Worship in 2016 and was then sold on the open market.

Description of Proposal.

The application is seeking to vary condition 2 (plans) to add plan and information relating to waste storage arrangements in relation to previous permission 2018/92941 for internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking.

A plan has been submitted showing the location of the bin store and details of the dimensions of the bin store have been submitted, described to be:

- 1.9 metres wide
- 1.3 metres high
- 0.77 metres deep

Design details have also been submitted to describe the bin store, including that it is made from wood (non-permanent structure) and painted black.

Relevant Planning History.

- 2018/92941- Internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking (Listed Building within a Conservation Area). *Granted Conditional Full Permission.*
- 2018/92942 - Listed Building Consent for internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking (within a Conservation Area). *Consent Granted.*
- 2023/90879 – Discharge conditions 4 (glazed entranceways), 7 (balustrade), 8 (railings to access ramp) on previous permission 2018/92942 for Listed Building Consent for internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking (within a Conservation Area). *Discharge of Conditions Approved.*
- 2024/90446 - Variation condition 2 (plans list, to include additional plan detailing siting of bin store) on previous permission 2018/92941 for internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking (Listed Building within a Conservation Area). *Refused.*

Reason for refusal for planning application 2024/9046:

“The proposed bin store, by reason of its prominent siting, design, size and scale would result in a structure which appears overtly obtrusive to the front of the chapel and at odds with the character of the site. Therefore, it is concluded that the bin store would harm the heritage significance of the Grade II Listed Building and Slaithwaite Conservation Area. To permit the proposals would be contrary to Policies LP24(a) in terms of form, scale and layout and LP35 of the Kirklees Local Plan, the aims of Chapters 12 and 16 of the National Planning Policy Framework (NPPF). Furthermore, it would be contrary to paragraph 140 of the NPPF which seeks to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.”

This scheme has amended the previously refused scheme, this is discussed in greater detail in the ‘Assessment’ section of this report.

History of Negotiations.

During the course of the application, an amended plan was submitted to show the correct location of the bin store within the site. Officers requested this amended plan, to ensure that the location of the bin store reflected the position of the bin store within the site as existing (retrospective application), with officers having undertaken a site visit, during which they could see the proposed bin store.

Although an amended plan was submitted, it was not deemed necessary to re-advertise the application. This is because the description of proposal remained as originally proposed and the submitted plan reflected the existing position of the bin store within the site (retrospective application).

Representations.

The application was advertised by neighbour letters, a site notice and within the newspaper.

Final publicity date expired: 13th December 2024.

No representations received.

Consultation Responses.

KC Conservation & Design – Having reviewed the submitted, no objections or comments to offer.

Policy.

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 building is Grade II Listed, and the site is located within the Slaithwaite Conservation Area.

PROW Colne Valley 86 has an entrance from Hollins Row opposite the site.

Kirklees Local Plan:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place Shaping
- LP3 – Location of new development
- LP21 – Highway safety and access
- LP22 – Parking
- LP23 – Core walking and cycling network
- LP24 – Design
- LP30 – Biodiversity and Geodiversity
- LP33 – Trees
- LP35 – Historic Environment
- LP47 – Healthy, active and safe lifestyles
- LP48 – Community facilities
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated land

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), published December 2024 and 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.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Assessment.

1) Principle of Development

Policy LP1 of the 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 the NPPF.

Chapter 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24 states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'*.

The proposal now under consideration is seeking to vary condition 2 (plans) to add plan and information relating to waste storage arrangements in relation to previous permission 2018/92941 for internal and external alterations to former chapel to create facilities for charity group at ground floor, apartment at first and mezzanine floors, formation of access ramp, formation of vehicular access and car parking.

In the approved application (2018/92941) drawing 10 Revision H – Proposed Site Layout, a bin store was proposed adjacent to the main entrance of the building, concealed by railings. This variation of condition application is for amended details of the bin store design and location.

Details of the size / scale and design of the bin store have also been submitted, outlining that the bin store is 1.9 metres wide, 0.77 deep and 1.3 metres in height and made from wood (non-permanent structure) and painted black.

This variation of conditions application will be assessed taking into account all relevant policies and materials considerations, including the need to ensure that the character of the Grade II Listed Building and Slaithwaite Conservation Area are conserved and enhanced.

Given that this application seeks to vary condition 2 (plans), of particular relevance is Chapter 12 of the NPPF, which sets out that *"Local Planning Authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme..."*

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that, for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities shall pay special attention to the desirability of preserving or enhancing the appearance of buildings or land within a Conservation Area. This is also reflected in NPPF Chapter 16 and LP35 which require that development should not be permitted if it would give rise to loss of significance of heritage assets, unless there is a proportionate justification for the harm caused.

Section 66 of the Planning (Listed Building & Conservation Areas) Act (1990) is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Policy LP35 of the Kirklees Local Plan states that: *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”*

The proposal will be further assessed with regard to the relevant material planning considerations below (including visual and residential amenity, highway safety and any other matters that may arise).

1) Impact on Visual Amenity and Historic Environment

The NPPF requires great weight to be given to the conservation of the Listed Building, with clear and convincing justification provided for any harm. Any harm must be outweighed by the public benefits of the proposal (Chapter 16).

In the approved application drawing 10 Revision H, a bin store was proposed adjacent to the main entrance to the building, concealed with metal railings. This variation of condition application is for amended details of the bin store.

As part of the assessment of this application, a formal consultation was undertaken with KC Conservation & Design. The consultation response concluded that, having reviewed the submitted, KC Conservation & Design Officers had no objections or comments to offer.

Whilst officers note the previous refusal of application 2024/90446, this application seeks a bin store in a different location within the site and of a different design to that proposed under application 2024/90446.

The bin store submitted under this current application is to be sited to the northern boundary of the car park, and is to be constructed from wood and painted black. The siting and design of this bin store is considered to be subservient and in keeping with the black railing around the site, which the structure would be located up against.

Therefore, the bin store as proposed within this variation of conditions application is considered to have an acceptable impact to the visual amenity and heritage significance of the application site and surrounding area. Therefore, it is concluded that the proposal complies with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 12 and 16 of the NPPF.

The previous reason for refusal is considered to have been satisfactorily overcome taking account of the amended design / siting and it is considered in this context the size / scale of the development is acceptable in this case. Having regard to the overall scheme and approved bin storage arrangements as part of that scheme, it is considered the proposal would not lead to harm in this case taking account of the amendments set out in relation to the previous refusal and fact a waste storage arrangement would be in place upon the site in any event.

2) Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: *“...maintain appropriate distances between buildings”* and *“...minimise impact on residential amenity of future and neighbouring occupiers.”*

The NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

This variation of conditions application relates to the siting, size/scale and design of the bin store only. Given this, it is not considered that the revisions would result in any significant impacts of undue overbearing or overshadowing, and the proposal would retain the same relationship between the site and neighbouring properties with regard to residential privacy.

Odour impact resulting from the proposal is not considered to be significantly over and above the impact of the waste storage arrangements which can be undertaken in any event.

For these reasons, the proposed bin store is not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF and LP24 of the Kirklees Local Plan.

3) Impact on Highway Safety

This variation of conditions application does not seek to alter the approved access or parking arrangements on the site.

As conditioned under previous application, 2018/92941, it is considered that, if minded to approve, the same highways conditions and informatives relating to visibility splays, surfacing and works within the highway could be utilised to accord with Policies LP21 and LP22 with regards to highway safety.

4) 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.

Whilst no details of climate mitigation measures were put forward as part of this variation of conditions application, given that it relates solely to the bin store, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF, Policy LP51 of the Kirklees Local Plan.

PROW:

PROW Colne Valley 86 has an entrance from Hollins Row opposite the site.

If minded to approve, then the informative included as part of previous permission, 2018/92941, to ensure that the PROW is not interfered with, could be included to accord with Policy LP23 of the Kirklees Local Plan.

Previous Conditions:

8 conditions were imposed as part of the previous application (2018/92941) and these need to be accessed as to whether they are still pertinent to impose.

The compliance conditions will remain. This includes conditions relating to:

- development in accordance with plans and specifications (condition 2)
- use of the residential unit (condition 3)
- close boarded fence around play area (condition 4)
- visibility splays and sightlines (condition 5)
- hours of use for outdoor play area (condition 7)
- electric vehicle charging point (condition 8)

Condition 6 of permission 2018/92941 was as follows:

“Prior to works associated with the surfacing of the area indicated to be used for access and parking on plan ref. ‘24 Rev. D’ details of proposed surfacing materials and drainage shall be submitted to, and approved in writing by, the

Local Planning Authority. Prior to the development being brought into use the approved scheme shall be implemented and thereafter retained in the approved surfacing material, free of obstructions and available for the use(s) specified on the submitted/listed plan(s).

Reason: In the interests of traffic safety and ensuring an appropriate material is used to retain the significance of the Conservation Area and setting of the listed building, so as to ensure adequate space within the site for vehicle movements and parking, in accordance with Policies LP21 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework”

Condition 6 has not been formally discharged via a Discharge of Condition application. This condition is therefore recommended to be retained as worded upon any grant of permission.

Condition 1 (time limit) is not recommended to be re imposed / re worded given the works appear to have commenced at site.

5) Conclusion

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: 2024/93122

Recommendation: Approve

Conditions and Reasons:

1. 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, to preserve the significance of the setting of the listed building and the character and appearance of Slaithwaite Conservation Area and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

2. The hereby approved Class C3 residential unit shall only be occupied by the owner and/or permanent member(s) of staff (and their dependants) associated with the Class D1 business/organisation operating from the remainder of the application site, detailed within this application.

Reason: It is considered necessary to restrict the occupation of the residential unit as to have a separate business operating in such close proximity to the residential unit would fail to provide a good standard of amenity for residents. This is to comply with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

3. Prior to the hereby approved outdoor play area, as shown on plan ref. '24 Rev. D', being brought into use a 2.0m high (from the ground level of the play area) close boarded timber fence shall be erected along the play area's western boundary and return 2.0m along the southern boundary from the western edge. The fence shall thereafter be retained.

Reason: To act as a solid screen to reduce the potential for noise pollution from children at play, in the interest of residential amenity, to comply with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

4. Prior to the hereby approved development being brought into use, the wall to the site frontage onto Hollins Row shall be set back to the rear of the proposed visibility splays shown on plan ref. '24 Rev. D'. The sightlines shall be cleared of all obstructions to visibility over 1.0m and thereafter no obstructions which exceed 1.0m in height above the adjacent highway shall be planted or erected within the sightlines along the site frontage.

Reason: To ensure adequate visibility from the approved access, in the interests of highway safety and efficiency, to comply with the aims and objectives of LP21 of the Kirklees Local Plan.

5. Prior to works associated with the surfacing of the area indicated to be used for access and parking on plan ref. '24 Rev. D' details of proposed surfacing materials and drainage shall be submitted to, and approved in writing by, the Local Planning Authority. Prior to the development being brought into use the approved scheme shall be implemented and thereafter retained in the approved surfacing material, free of obstructions and available for the use(s) specified on the submitted/listed plan(s).

Reason: In the interests of traffic safety and ensuring an appropriate material is used to retain the significance of the Conservation Area and setting of the listed building, so as to ensure adequate space within the site for vehicle movements and parking, in accordance with Policies LP21 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

6. The outdoor play area hereby approved, as shown on plan ref. '24 Rev. D', shall not be used outside the hours of 1100 – 1600 Monday to Saturday, with no use on Sundays or Bank Holidays.

Reason: In the interest of preventing undue noise and disturbance at unsocial hours, to protect the residential amenity of the surrounding properties, so as to accord with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

7. One electric vehicle recharging point shall be installed within the dedicated parking area hereby approved before the approved development is brought into use. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging point so installed shall thereafter be retained.

Reason: In the interest of supporting low emission vehicles, to accord with the guidance contained in Policies LP24 and LP51 of the Kirklees Local Plan and Chapters 9 and 15 of the National Planning Policy Framework.

Note: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Note: Public footpath COL/86/80 is adjacent to the development site's access. The PROW must not be interfered with or obstructed, prior to, during or after development works. The Council's Public Rights of Way unit may be contacted by telephone (01484 221000 and ask for Sharon Huddleston) or via email (publicrightsofway@kirklees.gov.uk).

Plans and Specifications Schedule: -

Plan / Documents submitted as part of application 2018/92941	Reference	Version	Date Received
Existing Internal Render	9001		13.11.2018
Existing Internal Render	9002		13.11.2018
Existing Internal	9003		13.11.2018

Render			
Existing Internal Render	9004		13.11.2018
Existing Internal Render	9005		13.11.2018
Existing Internal Render	9006		13.11.2018
Existing Internal Render	9007		13.11.2018
Proposed External Render	9011		13.11.2018
Proposed External Render	9012		13.11.2018
Proposed Internal Render	9013		13.11.2018
Proposed Internal Render	9014		13.11.2018
Proposed Internal Render	9016		13.11.2018
Proposed Internal Render	9017		13.11.2018
Existing Site Plan	0002	Rev. B	13.11.2018
Existing Floor Plans	0003	Rev. A	13.11.2018
Existing Floor Plans	0004	Rev. A	13.11.2018
Existing Floor Plans	0005	Rev. A	13.11.2018
Existing Elevations	0006	Rev. A	13.11.2018
Existing Elevations	0007	Rev. A	13.11.2018
Existing Elevations	0008	Rev. A	13.11.2018
Existing Elevations	0009	Rev. A	13.11.2018
Location Plan	01	Rev. C	22.11.2018
Proposed Block Plan	10	Rev. H	10.10.2019
Proposed Site Sections	15	Rev. D	10.10.2019
Proposed Site Sections	16	Rev. D	10.10.2019
Proposed Elevations	20	Rev. B	22.11.2018
Proposed Elevations	22	Rev. B	22.11.2018
Proposed Elevations	21	Rev. A	10.09.2018

Proposed Elevations	23	Rev. A	10.09.2018
Proposed Block Plan	24	Rev. D	10.10.2019
Proposed Block Plan	25	Rev. C	10.10.2019
Proposed Floor Plans	26	Rev. A	10.10.2019
Proposed Site Section	30	Rev. A	22.11.2018
Proposed Floor Plans	31	Rev. D	30.10.2019
Proposed Floor Plans	32	Rev. D	30.10.2019
Proposed Floor Plans	33	Rev. C	30.10.2019
Proposed Floor Plans	34	Rev. B	10.10.2019
Proposed Floor Plans	35	Rev. B	10.10.2019
Proposed Floor Plans	36	Rev. B	10.10.2019
Proposed Block Plans	37	Rev. A	10.10.2019
Proposed Floor Plans	38	Rev. A	10.10.2019
Proposed Floor Plans	39	Rev. A	10.10.2019
Supporting Information	Heritage Assessment		13.11.2018
Supporting Information	Design and Access Statement		13.11.2018
Supporting Information	Parking Survey 1 of 2		22.11.2018
Supporting Information	Parking Survey 2 of 2		22.11.2018
Supporting Information	Car Parking Analysis		13.11.2018
Plan / Documents submitted as part of application 2024/93122	Reference	Version	Date Received
Application Form	-	-	05.11.2024
Site Layout as Proposed - Bin Store			14.01.2025

Supporting Information (Bin Store)			06.11.2024
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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.

No negotiations have taken place, and no amended plans have been sought or submitted.

Report Dated: 15.01.2025