

**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:	2024/44/93394/W
Site Address:	land between, Bradshaw Road and Honey Head Lane, Honley, Holmfirth, HD9 6EE
Description:	Discharge of details reserved by conditions 3 (access and parking provision), 4 (parking and visitor parking), 5 (turning facilities), 6 (construction traffic), 7 (collection of wastes), 11 (external materials), 12 (boundary treatments) on previous 2024/90616 permission for erection of two detached dwellings
Recommending Officer:	John Holmes

DECISION – Discharge 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 10-Feb-2025

DISCHARGE OF CONDITIONS

The merits of the application have previously been assessed under reference 2024/90616 and permission granted for erection of two detached dwellings

The applicant is now seeking to discharge Conditions 11 (external materials), 12 (boundary treatments) from 2024/90616.

Within a decision letter dated 23rd January conditions 11 and 12 were not discharged. Further information has now been submitted to address these conditions.

ASSESSMENT

Condition 11

This condition states the following:

11. No development above foundation levels shall take place until a scheme detailing the proposed external walls and roofing materials to be used in the construction of the hereby approved dwellings has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved. The external walls and roofing materials approved by this condition shall be retained thereafter.

Reason: To ensure the satisfactory appearance of the development on completion in the interests of visual amenity, to accord with Policies LP24 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, as well as Chapter 12 of the National Planning Policy Framework.

The following has been submitted:

- Drawing 30001RevA
- Letter dated 30th January 2024

The walls of the dwellings would be 140mm of face pitched face stone (Cromwell Pitched Weathered Marshalls). The tiles would be smooth grey marley modern roof tiles, Ashlar Stone surrounds to the openings is also proposed as well as black fascia boards.

Within the Case Officer report the following was stated, '*the application site is surrounded by dwellings in all directions, with dwellings typically comprising of two-storey detached and semi-detached dwellings. Materials of construction include differing types of stone with a mixture of roof slates which are typically grey in colour.*

The Case Officer Report goes on to set out:

'In respect to materials, the proposed dwellings are to be constructed from pitched faced stone with artificial stone slate roof tiles. As stone is prominent in the area, in a mixture of designs, it is considered that this type of stone may be acceptable in this location. In addition, the artificial stone slate roof tiles may be appropriate subject to their colour and finish. It is therefore considered reasonable that should planning permission be granted a condition be attached requiring the applicant to submit samples to the Council for assessment prior to their installation. This is in the interests of visual amenity and to ensure the scheme would provide a sympathetic palette of materials'.

The submitted scheme provides photographs and a description of the materials of construction. The manufacturers details and the specific product which would be used is confirmed. Materials of construction in relation to neighbouring properties appears to be dark grey roof tiles and use of natural stone, including on Honey Head Lane.

It is considered the use of the proposed materials would suitably integrate with the locality and it is considered the materials submitted for the discharge of condition no.11 meet the requirements of the condition and set out materials of construction which would ensure the satisfactory appearance of the development on completion and would have an acceptable impact upon visual amenity. It is therefore recommended that this condition is discharged.

Condition 12

The following has been submitted:

- Drawings 70003revB & 70004
- Letter dated 30th January 2025

This condition states the following:

12. Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the works comprising the approved scheme have been completed. The scheme shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of residential amenity of neighbouring occupiers, visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, principles 5 and 6 of the Council's adopted Housebuilders Design Guide SPD, Policy 2 of the Holme Valley Neighbourhood Development Plan and Policies within Chapter 12 of the National Planning Policy Framework

The submitted scheme sets out the use of 1.8m high close boarded timber (all timber to be pressure treated FSC softwood)

An estate Railing in Common Areas which is 3.6m wide 1.8m high close boarded timber gates was initially shown to the frontage of plot 1. The further submitted drawing (RevA) has amended this to a 1m high railing.

It is considered that the omission of a high boundary treatment in the location initially proposed has removed an element which was considered to have an incongruous appearance within the street.

The submitted details set out the use of boundary treatments which would ensure a suitable level of privacy without significantly impact upon neighbours and would have an acceptable visual impact. It is therefore considered that the submitted details are sufficient to allow for the discharge of this condition setting out an acceptable scheme which also meets the information requirements of the condition.

DECISION LETTER TEXT

Condition 11

The following has been submitted:

- Drawing 30001RevA
- Letter dated 30th January 2024

The submitted scheme is considered to be acceptable and condition no.11 is discharged. It is a requirement of this condition that the development be undertaken in accordance with the details so approved and an ongoing requirement that they are retained thereafter.

Condition 12

The following has been submitted:

- Drawings 70003revB & 70004
- Letter dated 30th January 2025

The submitted scheme is considered to be acceptable and condition no.12 is discharged. It is a requirement of this condition that the development be undertaken in accordance with the details so approved and an ongoing requirement that they are retained thereafter.

DISCHARGE OF CONDITIONS

The merits of the application have previously been assessed under reference 2024/90616 and permission granted for erection of two detached dwellings

The applicant is now seeking to discharge Conditions 3 (access and parking provision), 4 (parking and visitor parking), 5 (turning facilities), 6 (construction traffic), 7 (collection of wastes), 11 (external materials), 12 (boundary treatments) from 2024/90616.

Holme Valley Parish Council have confirmed that their response in relation to the proposal is to defer to Kirklees officers.

The Council's Highways Structures Team confirm they do not consider technical approval is required for the works.

The Council's Highways Team have been consulted, providing a response on 11th December 2024. Following this response being provided, further information was submitted, specifically a letter dated 12th December 2024, document titled Construction Management Plan RevA, drawing 70001RevA and drawing 70005RevA.

Within an email dated 16th December the Highways Team confirm the submitted detail addresses the concerns they raised in relation to conditions 3 and 6. They advise in their email that 'the applicant contacts the Kirklees street lighting team at the earliest opportunity to arrange the relocation of the streetlight (unit No 136108) away from the front of the proposed parking access, as indicated on the revised drawing (70)001 Rev A. The street lighting team should be able to advise on the required placing of the relocation and the cost of the works.'

ASSESSMENT

Condition 3

This condition states the following:

3. Notwithstanding the details shown on the submitted plans, no works above foundation level shall take place until a scheme detailing arrangements and specification for layout of the access and parking provision for no. 79 Bradshaw Road have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of whether there is a requirement for the relocation of the existing street lighting column (unit No 136108) and details of its relocation if so, as well as a swept path analysis to indicate that safe ingress and egress of vehicles to the parking spaces can be made. No part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

Reason: To ensure that a suitable access and layout is agreed at an appropriate stage of the development in the interests of highway safety and to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

The applicant has submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

Within their initial response dated 11th December, the Highways Team advised the following:

The information provided in drawing No (70)001 shows the parking for No 79 Bradshaw Road and indicates that the lighting column is to the side of the access and doesn't need to be relocated, unfortunately the drawing appears to show the lighting column adjacent to the existing garden wall of No 79 Bradshaw Road, which is not actually the case, with the lighting column being approximately 2m further north than indicated in the drawing. This would mean that the parking for No 79 would be moved two meters to the north and would cause a narrowing of the proposed dwelling by the same distance. No swept path analysis was provided for the parking and the new dropped kerb crossings (to be done under a s184 agreement) are not marked on the drawing. Due to this we cannot support the discharge of condition 3 at this time.

An accurate drawing with the lighting column marked in its correct location would be required, and if this was done then we feel that the car parking and garden for the proposed plot 1 would not fit in the space, and a car would not fit between the lighting column and the existing garden wall of No 79. Without the relocation of the lighting column, we do not feel that the site for plot 1 is deliverable as presented in the drawings. In order to deliver the dwelling for plot 1 as set out in the approved drawings we consider that the lighting column (unit no 136108) will need to be relocated and this will need to be done in conjunction with the Kirklees street lighting team.

Subsequent to this response a further drawing was submitted (drawing 70001RevA) which shows the relocated lighting column. Reference is made within the 12th December letter to this lighting column to be located as per drawing 70001RevA and also that a S184 is to be submitted in relation to dropped crossings.

The Highways Team have confirmed by email dated 16th December that they consider the scheme submitted for the discharge of this condition to be acceptable.

The submitted scheme includes details of whether there is a requirement for the relocation of the existing street lighting column (unit No 136108) and details of its relocation, as well as a swept path analysis to indicate that safe ingress and egress of vehicles to the parking spaces can be made

The submitted scheme meets the information requirements for this condition, ensures that a suitable access and layout is agreed and ensures the

development has an acceptable impact upon highway safety and accords with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

Condition 4

This condition states the following:

4. Notwithstanding the details shown on the submitted plans, no works above foundation level shall take place until a scheme detailing arrangements and specification for the layout of parking and visitor parking for plot 2 and the existing dwellings at No 52 and 54 Honey Head Lane has been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

Reason: *To ensure that a suitable access and layout is agreed at an appropriate stage of the development in the interests of highway safety and to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.*

The applicant has submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

Within their initial response dated 11th December, the Highways Team advised the following:

The information provided in drawing No (70)001 shows the parking for plot 2 and the retention of a visitor parking space for the existing dwellings at No 52 and 54 and the proposed dwelling. The planning note indicates that parking for No 52 and No 54 Honey Head Lane will not be changed. This information is acceptable for the discharge of condition 4.

The subsequently submitted letter and drawing retains the same detail as per that initially submitted and the advice of the Highways Team is considered to remain relevant. Within the letter dated 12th December the surfacing is indicated as being Light beige resin bound gravel. This letter confirms 52 & 54 Honey Head Lane parking to remain as existing.

The scheme meets the information requirements, and is considered to set out an acceptable scheme which satisfies this condition.

It is therefore concluded that the submitted scheme ensures the development has an acceptable impact upon highway safety and accords with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

Condition 5

This condition states the following:

5. The development shall not be brought into use until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which details turning facilities to be provided within the site. The turning facilities approved by this condition shall be completed before the development is brought into use and shall thereafter be made freely available for use at all times, kept free from obstruction to such use and shall be retained thereafter.

Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

The applicant has submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

Within their initial response dated 11th December, the Highways Team advised the following:

Drawing No (70)001 shows a swept path analysis that indicates that a car can easily and safely access the parking spaces adjacent to plot 2 and also can enter and exit the site in forward gear and this is suitable for the discharge of condition 5.

The subsequently submitted letter and drawing retains the same detail as per that initially submitted and the advice of the Highways Team is considered to remain relevant.

The scheme meets the information requirements, and is considered to set out an acceptable scheme which satisfies this condition.

It is therefore concluded that the submitted scheme ensures the development has an acceptable impact upon highway safety and accords with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

Condition 6

This condition states the following:

6. Prior to works commencing, 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 numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities, the location of materials storage and site facilities, the use of traffic management/banksman for large deliveries and the provision, use and retention of adequate wheel washing facilities within the site and the means of removal of debris from the highway/footway. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: This pre-commencement condition is necessary to ensure that suitable access can be gained to the site for construction traffic and that this is agreed at an appropriate stage of the development in the interests of highway safety and to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

The applicant has submitted the following:

- Drawing 70005RevA
- Construction Management Plan RevA
- Letter dated 12th December 2024

Within their initial response dated 11th December, the Highways Team advised the following:

The construction management plan shows the routes in to the site for deliveries, materials storage, site facilities, contractor parking and wheel washing facilities, while the accompanying document states the times of access and that deliveries will be made outside the highway peak hours. This would usually be acceptable for the discharge of condition 6, however, the CMP drawing does show the parking for the unloading area to the north west of the site to be on the adopted footway, and this drawing should be amended to show the unloading taking place from the highway to avoid obstruction of the footway for road safety reasons and also to avoid damage to the footway, kerbing and utilities underneath the footway. Due to this we cannot currently support the discharge of condition 6.

Subsequent to this response a further drawing was submitted (drawing 70005RevA) which shows the relocated lighting column. Reference is made within the 12th December letter to this.

Within their email of 16th December the Highways Team confirm the issues they initially raised were considered to be resolved.

The submitted scheme meets the information requirements, both the Construction Management Plan and submitted plan set out the point of access for construction traffic, details of the times of use of the access, the numbers and size of vehicles expected to access the site, the routing of construction traffic to and from the site, construction workers and delivery parking facilities, the location of materials storage and site facilities, use of traffic management/banksman for large deliveries and the provision, use and retention of wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway.

The Highways Team have confirmed they consider the submitted scheme to be acceptable and that they recommend the discharge of condition no.6. It is considered the information submitted satisfies the requirements of the condition and also sets out a scheme which will ensure that suitable access can be gained to the site for construction traffic and the scheme will ensure highway safety and accords with policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the Holme Valley Neighbourhood Development Plan and Chapter 9 of the National Planning Policy Framework.

Condition 7

This condition states the following:

7. The development shall not be brought into use until details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved

has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided before the development is brought into use and so retained thereafter.

Reason: To ensure that suitable waste arrangements for the development are in place in the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi), Chapter 9 of the National Planning Policy Framework and Principle 19 of the Housebuilders Design Guide SPD.

The following has been submitted:

- Drawing 70002
- Letter dated 12th December 2024

Within their initial response dated 11th December, the Highways Team advised the following:

The information provided for the waste storage and collection points as shown on drawing No (70)002 are acceptable for the discharge of condition 7. However it should be noted that the bin storage and presentation points for plot 1 are separated by the car parking area and this may cause problems for the occupier on collection day if cars are parked in both spaces and the bins are required to be moved.

The subsequently submitted letter and initially submitted drawing retains the same detail as per that initially submitted and the advice of the Highways Team is considered to remain relevant.

The submitted scheme satisfies the information requirements of the condition. The comment of the Highways Team is noted in relation to plot 1, however it is considered this is balanced against the visual impact of bin storage in a location adjacent to the front elevation.

It is considered the submitted scheme sets out a suitable scheme in relation to waste storage and it is concluded this scheme would acceptably impact upon amenity and highway safety and meet the requirements set out in Local Plan Policy LP24 part d(vi), Chapter 9 of the National Planning Policy Framework and Principle 19 of the Housebuilders Design Guide SPD. The scheme is therefore considered acceptable to discharge condition 7.

Condition 11

This condition states the following:

11. No development above foundation levels shall take place until a scheme detailing the proposed external walls and roofing materials to be used in the construction of the hereby approved dwellings has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved. The external walls and roofing materials approved by this condition shall be retained thereafter.

Reason: To ensure the satisfactory appearance of the development on completion in the interests of visual amenity, to accord with Policies LP24 of the Kirklees Local Plan, Principles 2 and 13 of the Housebuilders Design Guide SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, as well as Chapter 12 of the National Planning Policy Framework.

The following has been submitted:

- Drawings 70003 & 70004
- Letter dated 12th December 2024

The walls of the dwellings would be 140mm on face tumbled stone with Artificial Stone Slate Tiles. The Case Officer Report for the application sets out that *the application site is surrounded by dwellings in all directions, with dwellings typically comprising of two-storey detached and semi-detached dwellings. Materials of construction include differing types of stone with a mixture of roof slates which are typically grey in colour.*

The Case Officer Report goes on to set out:

In respect to materials, the proposed dwellings are to be constructed from pitched faced stone with artificial stone slate roof tiles. As stone is prominent in the area, in a mixture of designs, it is considered that this type of stone may be acceptable in this location. In addition, the artificial stone slate roof tiles may be appropriate subject to their colour and finish. It is therefore considered reasonable that should planning permission be granted a condition be attached requiring the applicant to submit samples to the Council for assessment prior to their installation. This is in the interests of visual amenity and to ensure the scheme would provide a sympathetic palette of materials.

The submitted scheme provides photographs and a description of the materials of construction. However it is considered the specific material is required in this instance in terms of manufacturers details and the specific product which would be used. Materials of construction in relation to

neighbouring properties appears to be dark grey roof tiles and use of natural stone, including on Honey Head Lane. It is considered use of such materials would better integrate with the locality and it is recommended consideration is given to use of such materials.

The details provided in relation to the intended materials of construction is not considered to be sufficient to enable the discharge of this condition and it is recommended this condition remains in place.

Condition 12

The following has been submitted:

- Drawings 70003 & 70004
- Letter dated 12th December 2024

This condition states the following:

12. Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the works comprising the approved scheme have been completed. The scheme shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of residential amenity of neighbouring occupiers, visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, principles 5 and 6 of the Council's adopted Housebuilders Design Guide SPD, Policy 2 of the Holme Valley Neighbourhood Development Plan and Policies within Chapter 12 of the National Planning Policy Framework

The submitted scheme sets out the use of 1.8m high close boarded timber (all timber to be pressure treated FSC softwood)

An estate Railing in Common Areas which is 3.6m wide 1.8m high close boarded timber gates is shown to the frontage of plot 1, it is considered a high boundary treatment in this location would have an incongruous appearance within the street and would not have a visually acceptable appearance.

Whilst an image of a 1m high flat top iron estate railing is shown within the submitted letter dated 12th December, this is not details in drawing 70003.

As such it is considered this condition is required to remain in force.

DECISION LETTER TEXT

Condition 3

You have submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 3 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

It is recommended that the Kirklees street lighting team is contacted at the earliest opportunity to arrange the relocation of the streetlight (unit No 136108) away from the front of the proposed parking access, as indicated on the revised drawing (70)001 Rev A. The street lighting team should be able to advise on the required placing of the relocation and the cost of the works.'

Condition 4

You have submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 4 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

Condition 5

You have submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 5 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has

been completed in accordance with the approved details which shall be retained thereafter.

Condition 6

You have submitted the following: -

- Drawing 70005RevA
- Construction Management Plan RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 6 is discharged. It is a requirement of this condition that all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction

Condition 7

You have submitted the following:

- Drawing 70002
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 7 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

Condition 11

You have submitted the following: -

- Drawings 70003 & 70004
- Letter dated 12th December 2024

The details provided in relation to the intended materials of construction is not considered to be sufficient to enable the discharge of this condition and it is recommended this condition remains in place.

If further details are received within 21 days of the date of this letter, in relation to condition 11, they can be considered under this application.

Condition 12

The submitted scheme sets out the use of 1.8m high close boarded timber (all timber to be pressure treated FSC softwood)

An estate Railing in Common Areas which is 3.6m wide 1.8m high close boarded timber gates is shown to the frontage of plot 1, it is considered a high boundary treatment in this location would have an incongruous appearance within the street and would not have a visually acceptable appearance.

Whilst an image of a 1m high flat top iron estate railing is shown within the submitted letter dated 12th December, this is not details in drawing 70003.

As such it is considered this condition is required to remain in force.

If further details are received within 21 days of the date of this letter, in relation to condition 12, they can be considered under this application.

Condition 3

You have submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 3 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

It is recommended that the Kirklees street lighting team is contacted at the earliest opportunity to arrange the relocation of the streetlight (unit No 136108) away from the front of the proposed parking access, as indicated on the revised drawing (70)001 Rev A. The street lighting team should be able to advise on the required placing of the relocation and the cost of the works.'

Condition 4

You have submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 4 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

Condition 5

You have submitted the following:

- Drawing 70001RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 5 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

Condition 6

You have submitted the following: -

- Drawing 70005RevA
- Construction Management Plan RevA
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 6 is discharged. It is a requirement of this condition that all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction

Condition 7

You have submitted the following:

- Drawing 70002
- Letter dated 12th December 2024

The submitted scheme is considered to be acceptable and condition 7 is discharged. It is a requirement of this condition that no part of the development hereby approved shall be brought into use until the scheme has been completed in accordance with the approved details which shall be retained thereafter.

Condition 11

You have submitted the following: -

- Drawings 70003 & 70004
- Letter dated 12th December 2024

The details provided in relation to the intended materials of construction is not considered to be sufficient to enable the discharge of this condition and it is recommended this condition remains in place.

If further details are received within 21 days of the date of this letter, in relation to condition 11, they can be considered under this application.

Condition 12

The submitted scheme sets out the use of 1.8m high close boarded timber (all timber to be pressure treated FSC softwood)

An estate Railing in Common Areas which is 3.6m wide 1.8m high close boarded timber gates is shown to the frontage of plot 1, it is considered a high boundary treatment in this location would have an incongruous appearance within the street and would not have a visually acceptable appearance.

Whilst an image of a 1m high flat top iron estate railing is shown within the submitted letter dated 12th December, this is not details in drawing 70003.

As such it is considered this condition is required to remain in force.

If further details are received within 21 days of the date of this letter, in relation to condition 12, they can be considered under this application.