

**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:	2025/44/90095/E
Site Address:	Land at, Blue Hills Farm, Whitehall Road West, Birkenshaw, BD11 2DU
Description:	Discharge of details reserved by condition 17 (external lighting) of previous Reserved Matters approval 2022/91047 for a development of 91 dwellings, pursuant to outline permission 2019/90527 (for erection of up to 127 dwellings, with details of access)
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 19-Nov-2025

Officer report

Application: 2025/90095

Site: Land at, Blue Hills Farm, Whitehall Road West, Birkenshaw, BD11 2DU

Proposal: Discharge of details reserved by condition 17 (external lighting) of previous Reserved Matters approval 2022/91047 for a development of 91 dwellings, pursuant to outline permission 2019/90527 (for erection of up to 127 dwellings, with details of access).

Condition 17: External lighting

17. There shall be no occupation of the dwellings hereby permitted for each phase of the development until details have first been submitted to and approved in writing by the Local Planning Authority of all external lighting for each phase, including any security or other intermittent lighting. Such details shall include specifications for the lighting proposed, its location and position within the site, height and levels of illumination proposed. The details shall also specify that any external lighting includes cowling, or other similar device, to ensure that the lighting only illuminates the site directly. The details shall also incorporate the following parameters:

- Fully shielded (enclosed in full cut-off flat glass fitments)*
- Directed downwards (mounted horizontally to the ground and not tilted upwards)*
- Switched on only when needed (no dusk to dawn lamps)*
- White light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium.*

The development shall be carried out in strict accordance with the details as approved prior to occupation of the dwellings and retained as such thereafter for the lifetime of the development.

Reason: *To ensure that the development minimises light pollution, and the potential impact on biodiversity and landscape character in accordance with Policies LP24, LP30, LP32, and LP52 of the adopted Kirklees Local Plan, and Chapters 12 and 15 of the National Planning Policy Framework.*

In support of condition 17 the following documents have been submitted:

- External lighting and EVCP plan (reference 4035-20-AWSM-XX-XX-DR-A-1036 rev P1)
- Street lighting proposals (reference 6781)
- Proposed highway lighting (reference 6767)
- Outdoor and security lighting specification (Bransford Wall Light with PIR & Photocell)
- Lux levels plan (reference 6781)

- Lighting strategy (reference 6781, dated July 2025)

The information submitted meets all the criteria identified in Condition 17. This is to ensure that the potential for obtrusive light is minimised for biodiversity and the landscape character, by restricting the mounting heights of the luminaires, tilt angle, colour temperature and lumen output of exterior light sources.

Such details have also been approved under application 2025/90093 (Condition 25: External lighting - ecological impact) dated 11/11/2025.

In light of the above, Condition 17 is recommended to be approved. However, as the condition has an ongoing requirement it cannot currently be discharged in a full. A note of the ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve details.

Report Dated: 18/11/2025.

Decision Notice Text

Condition 17: External lighting

Pursuant to condition 17, you have submitted:

- External lighting and EVCP plan (reference 4035-20-AWSM-XX-XX-DR-A-1036 rev P1)
- Street lighting proposals (reference 6781)
- Proposed highway lighting (reference 6767)
- Outdoor and security lighting specification (Bransford Wall Light with PIR & Photocell)
- Lux levels plan (reference 6781)
- Lighting strategy (reference 6781, dated July 2025)

The information submitted is acceptable for Condition 17, however, Condition 17 has an ongoing requirement, which must be adhere to:

The development shall be carried out in strict accordance with the details as approved prior to occupation of the dwellings and retained as such thereafter for the lifetime of the development.