

**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:	2025/44/90119/E
Site Address:	Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Description:	Discharge of details reserved by conditions 3 (Phase 2 Report), 4 (Remediation Strategy), 7 (CEMP), 19 (Window Details), 21 (Roofing Materials), 22 (Walling Materials), 23 (Mortar Specification), 24 (Materials (plot 15)), 29 (Boundary Treatment) on previous permission 2021/93006 for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area)
Recommending Officer:	Katie Chew

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: 27-Oct-2025

Second Officer Report

Application: 2025/90119

Application Site: Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ

Proposal: Discharge of details reserved by Conditions 3 (Phase 2 Report), 4 (Remediation Strategy), 7 (CEMP), 19 (Window Details), 21 (Roofing Materials), 22 (Walling Materials), 23 (Mortar Specification), 24 (Materials (plot 15)), 29 (Boundary Treatment) on previous permission 2021/93006 for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area).

Overview:

An interim decision notice pursuant to this DOC application was issued 09/09/2025, with the following position:

Discharged and/or details approved: 7, 19, 21, 22, 23, 24.

Details not approved: 3, 4, 29.

This assessment relates to the outstanding conditions only.

Assessment:

Condition 3: Phase 2 Report

3. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure site investigation is carried out at an appropriate stage of the development process.*

K.C. Environmental Health expressed concerns over the initial details submitted, in their consultation responses dated 30/01/2025 and 15/05/2025. This led to the condition not being approved previously.

Since then, in support of Condition 3 the applicant has submitted:

- Review of CSM Report, Ref: C4633/25/E/8512, dated 17/09/25, authored by RGS, received 17/09/2025.

The condition has been reviewed by KC Environmental Health (ENVH) who have provided the following response in their consultation dated 20/10/2025:

Following our comments dated the 14th of May 2025 an updated Phase 2 Environmental Report by RGS, dated 17/09/2025, ref: C4633/25/E/8512 has been submitted. The updated report has specifically addressed the queries we raised in our earlier response and concluded “no contamination has been identified from the fuel/molasses storage tanks, and consequently no evidence of a contamination plume is evident. In addition, the previous contamination by heavy metals has been removed with the stripping of the made ground from the site. There exists some evidence that some asbestos fibres have been introduced to the formation level during demolition works at the RGS locality of TP03, however the quantities are extremely low, and will be buried beneath either permanent hardstanding or beneath a clean cover system”.

The revised conceptual site model has been presented in Section 5. We have reviewed the revised report and make the following recommendation... On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 2 Environmental Report by RGS, dated 17/09/2025, ref: C4633/25/E/8512, Environmental Health have no objection to the discharge of condition 3.

Officers concur with the above assessment by KC ENVH and recommend that Condition 3 be approved. As the condition has no ongoing requirements, it may be discharged.

Condition 4: Remediation Strategy

4. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (3) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: *To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure site investigation is carried out at an appropriate stage of the development process.*

K.C. Environmental Health expressed concerns over the initial details submitted, in their consultation responses dated 30/01/2025 and 15/05/2025. This led to the condition not being approved previously.

Since then, in support of Condition 4 the applicant has submitted:

- Review of CSM Report, Ref: C4633/25/E/8512, dated 17/09/25, authored by RGS, received 17/09/2025.

The condition has been reviewed by KC Environmental Health (ENVH) who have provided the following response in their consultation dated 20/10/2025:

In support of the discharge of condition 4, Section 5 of the Phase 2 Environmental Report by RGS, dated 17/09/2025, ref: C4633/25/E/8512 provides a remediation proposal. This appears to address the moderate risks identified within the revised conceptual site model. Section 5 of the Phase 2 Environmental Report by RGS, dated 17/09/2025, ref: C4633/25/E/8512 appears to mirror the remediation put forward in the Phase 3 Remediation Report authored by RGS (December 2024, C4633/24/E/7068). We have reviewed the documents and make the following recommendation.

The Phase 3 Remediation Report authored by RGS (December 2024, C4633/24/E/7068) and the Phase 2 Environmental Report by RGS, dated 17/09/2025, ref: C4633/25/E/8512 have provided a remediation strategy for the site, we therefore have no objection to the discharge of condition 4. We remind the applicant that any unexpected contamination encountered during groundworks, must be reported to the LPA, as per the requirements of Condition 5.

Officers concur with the above assessment and therefore recommended that Condition 4 is approved and discharged, along with a note relating to the associated condition 5.

Condition 29: Boundary Treatments

29. Prior to the commencement of superstructure works, and notwithstanding what is outlined on the hereby approved plans, details (including sections and details of levels) of all boundary treatments, and any retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details and thereafter retained.

Reason: *In the interests of visual amenity in order to ensure that character of the area is safeguarded and that the amenities of existing and future occupiers are protected in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

In support of Condition 29 the applicant has submitted:

- Boundary Treatment Layout, Drawing No. (72)009 Rev J, received 12/05/2025.
- Boundary Treatment Details, Drawing No. (20)004 Rev B, received 29/07/2025.

- Boundary Retaining Wall, Drawing No. 1430/060 Rev AB, received 23/09/2025.

The proposals seek to install a mix of 1.2m high dry-stone walling, 1.8m high back-to-back timber fencing and 1m high metal feature railings throughout the site. Drystone wall under build is proposed along the western boundary. These details are broadly in line with the boundary treatments approved within the original permission. However, it is noted that following discussions with KC Conservation & Design and the applicant's agent, it was agreed that the originally submitted timber fencing adjacent to the substation and Plot 5, be amended to railings in the interests of visual amenity.

This condition has previously been assessed by KC Conservation & Design in the first officer report for 2025/90119, who raised no concerns with the proposals following receipt of amended plans as discussed above.

KC Highway Structures did however previously raise some concerns in their comments dated 06/02/2025:

I would like to advise that condition 29 (Boundary Treatment) cannot be discharged pending the formal technical approval of design of proposed retaining walls via submission of AIP/s.

Following receipt of the above comments and the issuing of the interim letter dated 09/09/2025 (in which condition 29 was not approved / discharged) the applicant's agent sought to submit Boundary Retaining Wall, Drawing No. 1430/60 Rev AB which sought to amend the originally submitted Boundary Retaining Wall drawing to "as built" drawings, given that the wall has already been constructed.

KC Highway Structures confirmed on 06/10/2025 that:

Further to the X-sectional information, as shown on drawing no. 1430-060 Rev AB – Boundary Retaining Wall (As Built), I would like to confirm that planning condition 29 (Boundary Treatment) can now be discharged.

Officers concur with the above assessment and conclude that the previous reasons preventing the condition from being discharged have been addressed. Therefore, officers are able to recommend that the details for Condition 29 are approved.

However, Condition 29 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The development shall then be completed in accordance with the approved details and thereafter retained.

Conclusion

The three outstanding conditions; 3, 4, and 29 may have their details approved as the original issues outlined in the letter dated 09/09/2025 have been resolved.

Recommendation: Approve details.

Report Dated: 21/10/2025

Decision Notice Text

Condition 3: Phase 2 Report

Pursuant to Condition 3, you have submitted:

- Review of CSM Report, Ref: C4633/25/E/8512, dated 17/09/25, authored by RGS, received 17/09/2025.

The submitted information is considered to be sufficient to discharge Condition 3 and is hereby approved. As Condition 3 has no further requirements, it is hereby discharged in full.

Condition 4: Remediation Strategy

Pursuant to Condition 4, you have submitted:

- Review of CSM Report, Ref: C4633/25/E/8512, dated 17/09/25, authored by RGS, received 17/09/2025.

The submitted information is considered to be sufficient to discharge Condition 4 and is hereby approved. As Condition 4 has no further requirements, it is hereby discharged in full.

However, be aware of the associated requirements of condition 5, relating to implementation of the hereby approved remediation strategy and protocol should unexpected contamination be identified. For convenience, condition 5 is provided in full below:

5. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (4). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

Condition 29: Boundary Treatment

Pursuant to Condition 29, you have submitted:

- Boundary Treatment Layout, Drawing No. (72)009 Rev J, received 12/05/2025.
- Boundary Treatment Details, Drawing No. (20)004 Rev B, received 29/07/2025.
- Boundary Retaining Wall, Drawing No. 1430/060 Rev AB, received 23/09/2025.

The submitted details are acceptable for the initial requirements of Condition 29. However, Condition 29 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The development shall then be completed in accordance with the approved details and thereafter retained.

Application: 2025/90119

Application **Site:** Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ

Proposal: Discharge of details reserved by Conditions 3 (Phase 2 Report), 4 (Remediation Strategy), 7 (CEMP), 19 (Window Details), 21 (Roofing Materials), 22 (Walling Materials), 23 (Mortar Specification), 24 (Materials (plot 15)), 29 (Boundary Treatment) on previous permission 2021/93006 for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area).

Assessment

Condition 3: Phase 2 Report

3. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure

site investigation is carried out at an appropriate stage of the development process.

In support of Condition 3 the applicant has submitted:

- Phase 2 Environmental Report, Ref: C4633/24/E/7122 Rev 1, dated 09/04/25, authored by RGS, received 24/04/2025.

The condition has been reviewed by KC Environmental Health (ENVH) who have provided the following response in their consultation dated 30/01/2025:

'The report describes the findings from an intrusive investigation undertaken in October 2024. The site investigation included trial pits and the retrieval of samples for chemical analysis. Asbestos was found in TP03 however, no other contaminants were found. RGS concluded by recommending additional work to ascertain the lateral extent of contamination at TP03 and the production of a remediation strategy.

We accept the report; however, it fails to fully consider the recommendations from the Lithos report, including the need for a more detailed site investigation and the examination of a possible plume from tanks onsite. The report does not address any tanks onsite. Is it possible these have been removed? For these reasons, we recommend that Condition 3 remains.'

Following receipt of the above comments, the applicant sought to submit a revised Phase 2 Environmental Report, of which KC ENVH provided the below comments on 15/05/2025:

Condition 3 – Phase 2 Report

Further to our comments dated 30th January 2025 (Responding Ref: WK/202501984), a Phase 2 Environmental Report by RGS (9th April 2025, C4633/24/E/7122 Rev.1) has been received in support of the application to discharge Condition 3. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the report.

The revised Phase 2 Investigation Report, prepared by RGS (November 2024, C4633/24/E/7122), provides an update on the previously reviewed assessment. This revision includes additional sampling conducted in March 2025, specifically within two newly excavated trial pits (HDTP01 and HDTP02). These locations were selected by RGS to confirm the absence of contamination following demolition and enabling works.

Ground conditions in both trial pit locations were confirmed as sandy soils. Laboratory analysis identified the presence of chrysene, indeno(1,2,3-c,d)pyrene, and benzo[g,h,i]perylene; however, all recorded concentrations remain below the residential with plant uptake criteria, given the absence of free product at the site. RGS considers its

findings to support the conclusion that the site is generally uncontaminated with respect to the proposed end use. However, the historic investigation undertaken by Lithos previously confirmed the presence of asbestos contamination within made ground deposits. RGS believes this contamination may be confined to a southern section of the site, and further delineation is planned. Remediation options will be outlined in a separate report, though at this stage, RGS proposes that any retained made ground should be capped with a clean cover layer of 600mm.

Comments

Following our review of the revised Phase 2 Investigation Report prepared by RGS (November 2024, C4633/24/E/7122), we make the following observations and seek clarification on several key points:

1. Borehole WS01 (Lithos) & the RGS investigation

Borehole WS01 (Lithos Report No. 3381/2, July 2021) recorded made ground to 0.2m bgl, followed by clay and weathered Grenoside sandstone. RGS states the WS01 location is now covered with hardstanding. We seek clarification as to where the impacted made ground has gone?

1. Additional sampling justification

Locations of trial pits HDTP101 and HDTP102 are unclear, lacking textual explanation and precise coordinates in the logs. In addition, only two additional samples were taken from reworked Grenoside sandstone layer (0.05m and 0.10m). We request that RGS justify how these two samples sufficiently confirm no contamination plume is present onsite?

2. Tank Removal

It remains unclear where the tanks are. If tanks have been removed, where have they been relocated or disposed of?

3. Changes to the site

We remind the applicant that pre-commencement contaminated land conditions remain in place for this site. Contamination risks that may pose a threat to human health are still under review by Environmental Health and the Planning Department, and no remediation strategy has been agreed upon.

We expect the consultant to confirm whether the ground investigation findings to date accurately reflect current site conditions, ensuring that any changes due to site activity (such as demolition or enabling works) have been appropriately considered. A revised conceptual model and

risk assessment will be necessary as the one provided in the latest report did not consider the site to be developed to this stage.

For these reasons, we believe there is insufficient information to recommend the discharge of Condition 3. Consequently, we recommend that the condition remain until notice.

Whilst the above queries were raised with the applicant, no details were forthcoming. Officers therefore concur with the conclusions made by KC ENVH in that insufficient information has been provided to recommend the discharge of Condition 3. Therefore Condition 3 is not discharged at this time and remains until further notice.

Condition 4: Remediation Strategy

4. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (3) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

***Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure site investigation is carried out at an appropriate stage of the development process.*

In support of Condition 4 the applicant has submitted:

- Phase 3 Remediation Strategy Report, Ref: C4633/24/E/7068, dated 04/12/2024, authored by RGS, received 17/01/2025.

The condition has been reviewed by KC Environmental Health (ENVH) who have provided the following response in their consultation dated 30/01/2025:

'We acknowledge the report; however, it only considers asbestos and not the contamination identified by Lithos. We do not agree with the proposed depth of the cover system in light of the asbestos. Additionally, we require further information for Condition 3. Therefore, we expect a revised report to be provided to support the discharge of Condition 4 and for these reasons recommend that Condition 4 remains until further notice'.

Following receipt of the above comments, no further information has been provided to overcome KC ENVH's concerns. KC Environmental Health therefore concluded in their final comments on the 15/05/2025 the below:

Condition 4 – Remediation Strategy

In our previous response we did not accept the Phase 3 Remediation Report authored by RGS (December 2024, C4633/24/E/7068) and recommended that Condition 4 remain until further notice.

We note that no new remediation strategy has been provided for Environmental Health to comment on at this stage. It remains that we acknowledge the report; however, it only considers asbestos and not the contamination identified by Lithos. We do not agree with the proposed depth of the cover system in light of the asbestos. Additionally, we require further information for Condition 3.

We expect a revised report to be provided to support the discharge of Condition 4 and for these reasons recommend that Condition 4 remains until further notice.

Officers concur with the conclusions made by KC ENVH in that insufficient information has been provided to recommend the discharge of Condition 4. Therefore Condition 4 is not discharged at this time and remains until further notice.

Condition 7: CEMP

7. Prior to development commencing (including any groundworks) a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The CEMP shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties and highway safety by effectively controlling:

- Noise and vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries.*
- Point(s) of access for construction traffic.*
- Vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas.*
- Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction.*
- Signage.*
- Any phasing of development.*
- Site waste management, including details of recycling/disposing of waste resulting from construction works.*
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site and street sweeping.*
- The parking of vehicles of site operatives and visitors.*
- Loading and unloading of plant and materials.*

- *Storage of plant and materials used in constructing the development.*
- *Artificial lighting used in connection with all construction related activities and security of the construction site.*

A communications plan detailing the responsible person, their contact details and how this will be communicated to local residents and the Local Authority must be included. The agreed plan shall be adhered to throughout the construction of the development and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of nearby properties, to ensure the highway is not obstructed, in the interests of highway safety and to accord with Chapters 9, 12 and 15 of the National Planning Policy Framework and Policies LP21, LP24 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts are devised and agreed at an appropriate stage of the development process.*

In support of Condition 7 the applicant has submitted a Construction Environmental Management Plan by Orange Design Studio, received 12/08/2025.

These documents have been reviewed by Planning officers, KC Environmental Health (ENVH) and KC Highways Development Management (HDM). The component parts of the condition are considered as follows:

Noise and vibration arising from all construction related activities

The submitted CEMP outlines that there are no construction activities that will require specific vibration monitoring and that the development of the main building work is spread across the site but is limited around the northern and eastern boundaries with construction works have a good stand-off distance to shared boundaries.

The CEMP goes on to say that all construction plant items will be fitted with effective silencers and comply with current regulatory noise limits where relevant. All plant is to be sited to minimise impact on neighbours.

In terms of site working hours, these are shown within the CEMP as being:

- Monday – Friday – 07.30 to 18.30
- Saturdays – 08:00 to 13:00
- Sundays & Bank Holidays – no noisy activities

Noting that any work carried outside of the above periods, will be restricted to exceptional work and safety.

Deliveries are outlined to be outside the hours of 08:20-9:20 and 14:45-15:45 to avoid deliveries during the AM/PM drop off and pick up times for the nearby Farnley Tyas C of E first school on Butts Road.

The development is programmed for 24 months, with a start date expected of 26th February 2024.

It is anticipated that deliveries to the site will be outside of peak time periods where practicable, and if they are required, deliveries during peak time periods will be kept to a minimum. This will avoid unnecessary build-up of local traffic during the construction period. The submitted Traffic Management Plan should be referred to for further details on this.

Point(s) of access for Construction Traffic

An identified entrance and exit point will be the only access and egress for the site, with the primary route for all traffic being taken via The Village, turning into the site through the approved access and egress from the highway. The entrance gates are to be set well into the site so as to provide a safe waiting zone off the main highway (see Appendix 2 of the report). Existing traffic will return the same way onto The Village. The access/egress created will form a left-in, left-out arrangement for all traffic during the construction phase. The only entrance and exit onto site will be via the compound gate (shown in Appendix 2) and this will provide a safe waiting zone off the main road and will avoid any queuing traffic behind any delivery vehicle.

Delivery vehicles are to be directed into position on site by the site banksman.

KC HDM have raised no objections to the access outlined for construction traffic.

Officers would also like to highlight under application 2021/93006 condition 17 of this application formally restricts the use of the agricultural access road to the south of the site onto Farnley Road, and therefore this road should not be used as an access into the site.

Vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas

Whilst the submitted CEMP does not set out precisely what size of vehicles are expected to enter the site, each delivery vehicle is to be given a specific time slot to avoid congestion on the local network. The applicant has stated that it is emphasised to every delivery vehicle that it will not be acceptable for them to park and wait on The Village or Woodsome Road. If the site rules are ignored the delivery will be declined and sent away.

Within Appendix 1 and 2 vehicle routes and turning areas are shown and whilst no specific HGV waiting area is outlined, it is considered reasonable that they may wait within the unloading area, or to the front access of the site where the entrance gate is to be set within the site to provide a safe waiting zone.

It is considered reasonable to assume that the site contractor will be in charge of the management of these areas.

KC Highways have raised no concerns in respect of the above, and therefore these details are considered to be acceptable.

Dust arising from all construction related activities

Within the submitted CEMP it is noted that work to minimise dust arising from the ground prevalent in dry spells, generated by wind and plant traversing the site will be controlled as recommended, in line with the main contractors RAMS.

Site plant and equipment is to not be left running when not in use and all vehicles would be subject to a 5mph speed limit.

When handling materials this will be to a minimum to avoid double handling, all materials that cause dust will be kept to a minimum and where possible delivered for immediate use. Any materials that need to be stockpiled will be protected.

The main contractor will carry out site inspections and record any exceptional incidents in the daily diary and these are to be recorded in the minutes of a fortnightly on-site construction meeting.

Site weather forecasts will also be monitored, and any extended dry periods will be acted upon with site wide implementation of dust control, during extended dry periods a daily inspection will be made.

Officers note that a wheel wash facility is proposed at the site entrance. This would help lessen the spread of dust.

The above measures are considered to help to ensure impacts related to dust do not occur or are minimised.

KC Environmental Health have raised no objections to the information submitted and therefore the above information is deemed to be acceptable on this occasion.

Signage

Under the site security section of the submitted CEMP, it is outlined that the site is to be fenced off with 'Heras' fencing or other approved suitable fencing and posts and gates together with applicable warning signs.

Whilst no details of signage are provided in respect of speed limits within the site, given this has been confirmed to be 5mph, that the site is small in scale, and KC HDM have raised no concerns regarding this matter and therefore this element of the CEMP is deemed to be acceptable.

Any phasing of development

In terms of phasing of development, the submitted CEMP outlines that the current programme of works aims to flow without proposed phasing, or staged pauses in construction. Site works are to commence on the 26/02/2025, with a continuous construction programme of works expecting to last 24 months through the 02/26.

The demolition works and new build development will precede the development to the listed building, allowing for conditions to be discharged according to the build timeline.

The above details are considered to be acceptable.

Site waste management including details of recycling/disposing of waste resulting from construction works

The submitted CEMP shows secure site compounds located to the north and in the middle of the site. These would provide space for skip and waste management.

In terms of recycling and the disposal of waste, the site is to be provided with three secure skip locations for waste management, and three primary methods of management are to be implemented throughout the build. These include:

- Adopting efficient construction practices and minimising over-ordering of materials
- Reuse and recycle: maximise the reuse and recycling of construction materials and components where possible. This may include the re-use of excavation waste as fill material. One skip location is to be for recyclable waste and on-site sorting is to be carried out throughout the build.
- Ensure that any trade waste is disposed of responsibly in compliance with the relevant legislation.

The above details are considered to be acceptable.

Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site

The submitted CEMP provides a section dedicated to wheel washing arrangements at the site, this section confirms that a wheel cleaning procedure will be used in order to reduce the amount of mud that could potentially be deposited on the highways by vehicles exiting the construction site. An area close to the site exit is to be utilised for wheel washing prior to vehicles leaving site.

A power washer is also to be used to wash off any mud from the vehicle's wheels, with excess mud/slurry being collected and disposed of. Whilst the

applicant anticipates that this will only be required during the initial weeks of the development when the existing ground cover is removed and the footings of the new buildings are constructed, wheel washing is to remain on site until the development is completed.

The proposed wheel washing procedure is to consist of:

1. Before leaving the site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually.
1. Following inspection, all wheels are to be washed down using a high-pressure jet wash until clear of all deposits.
2. Vehicles will be permitted to leave site following approval of the site manager/site representative that the above steps have been completed to a satisfactory standard.

In situations where weather conditions mean mud run off is inevitable, the main contractor will arrange for street cleaning to be carried out. This is to be monitored daily and cleaned when required.

No vehicle will be allowed to leave the site with excess dirt on its wheels. Road vehicles will be prevented from entering any muddy areas of the site and will be directed to stay on the hard-standing areas.

The above proposals are considered to be acceptable. The condition requires these proposals to be adhered to during the construction phase of the development.

The parking of vehicles of site operatives and visitors

Operator parking is available for contractors and visitors in the designated areas in both of the two compounds. Further parking is also available around the site, on the areas that will become driveways and parking areas when the development is complete. In total there is to be approximately 30 off-road operator parking spaces available during the whole of construction. Operators are also aware that there is to be no on-road parking throughout the build. The layout of parking is shown within Appendices 1 and 2. This is considered to be sufficient.

Loading and unloading of plant and materials

The submitted CEMP outlines that delivery vehicles will be directed to drive onto the site, where they will be unloaded before leaving. All delivery vehicles will be supervised whilst on site and assisted where necessary whilst reversing. The submitted proposed site plan shows where the designed turning point would be, with no loading or unloading to take place off site. The material and plant offloading area would be located adjacent to the site office and northern site compound.

The above details are considered to be sufficient.

Storage of plant and materials used in constructing the development

Secure site compounds are located to the north and in the middle of the site. No. 65 The Village is shown as being the site office & welfare building for the duration of the construction period. The applicant's agent has confirmed that whilst this building was previously occupied as a residential dwelling, the applicant and owner have come to an agreement prior to construction commencing to rent out the dwelling temporarily, given the disturbance the development would have on their residential amenity. The property will however return to being a dwellinghouse after the development is complete.

The above compounds would provide space for material storage. Materials are to be stored on site as close to their place of use as possible and in an orderable fashion. Lay down areas are to be set out for trades such as blockwork and insulation and would be suitably fenced off.

Plant would be stored onsite in an orderable fashion, with keys removed, shutters fitted, and isolators (if fitted) activated. No fuel for plant will be stored on site but would be delivered when required.

Risk and Method Statements (RAMS) will be assessed by the main contractor prior to any delivery of materials to ensure that it can be stored safely on site. This will determine whether any additional measures need to be taken on site for that particular delivery. The main contractor will programme in delivery of materials on site to avoid any materials standing for a long period of time.

The proposed storage of plant and machinery is considered to be acceptable

Artificial lighting used in connection with all construction related activities and security of the construction site

Within the submitted CEMP it is noted that the site will have temporary security lighting installed during the construction phase. This will act as a deterrent to break-ins and theft. It will also assist in securing the site via monitored CCTV.

KC Environmental Health have raised no objections to the information submitted and therefore the above information is deemed to be acceptable on this occasion.

Communications plan

The submitted CEMP states that, during the construction phase, all forms of communication in regard to building works should be to the main contractor directly. D. Atkinson at MCA will have responsibility for the running of the project, reporting directly to the client. They will also be responsible for the supervision and management of all site-based staff, employed by the main contractor including the Site Foreman. The CEMP states that the site foreman will be responsible for organising construction works on the site, to ensure the health and safety of all personnel on the site.

Should any written representation or complaints be received, these are to be posted to the on-site mailbox at the entry to the site. This is to be monitored and recorded by the site foreman within the administrative site cabin. A site noticeboard will also be set up alongside this post box that will be used to post about the current works on site, visible for local inspection. Any complaints would then be addressed in due course. Any complaints will then be addressed in due course.

The above details are considered to be acceptable.

Summary

The submitted CEMP details the scope of works and the measures to be taken to safeguard the amenity of neighbouring properties from noise, dust and artificial lighting. KC Environmental Health and KC Highways Development Management have assessed the submitted CEMP and have noted that it addresses the operational activities and meets the requirements of the above condition.

Officers concur with this assessment and recommend that the details of Condition 7 are approved.

However, Condition 7 has an ongoing requirement and shall remain in place for the whole of the period of the construction phase. Thus, it cannot be fully discharged until all construction works at the site have been completed, and a note setting this out may be placed on the decision notice.

KC Environmental Health have requested that a note regarding their powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites be placed on the decision notice. Officers consider this reasonable.

Condition 19: Window Details

19. Notwithstanding the submitted plans and information, full details of all window frames, doors and garage doors (joinery details at 1:5 and elevations at 1:20) of the hereby approved new build dwellings (plots 9-17) shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of the development commences. Submitted information shall include materials, profiles, colour, opening light configuration, depth within the reveals. The work shall be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: *To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting and significance of adjacent designated heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2, 8 and 14 of the Housebuilders Design Guide SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework.*

In support of Condition 19 the applicant has submitted:

- Typical Window Details, Drawing No. 15-(72)001 Rev B, received 12/05/2025.
- Typical Opening Details, Drawing No. 17-(72)001 Rev B, received 12/05/2025.
- Typical Opening Details, Drawing No. 17-(72)002 Rev B, received 12/05/2025.
- Typical Opening Details, Drawing No. 17-(72)003 Rev A, received 12/05/2025.

Following several discussions with the applicant, agent and Conservation & Design Officers to amend details in relation to colour and materials of the proposed windows and doors, to a more sympathetic design, these include:

- Plots 9 -14, and 16-17: Engineered timber doors, windows and French doors painted in Cream RAL 9001 Teknos. Engineered aluminium bi-folding doors in a traditional framing, in the colour Cream RAL 9001.
- Plot 15: Engineered timber door and windows, painted in Cream RAL 9001 Teknos.
- Plots 9-17: Timber vertically panelled up and over garage doors, painted in Cream RAL 9001.

The above (revised) details are acceptable and should be approved. However, it is noted that Condition 19 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

The work shall be carried out in complete accordance with the approved details and shall be retained thereafter.

Condition 21: Roofing Materials

21. The roof slopes of the farmhouse (plot 15) shall be covered with natural stone slates and laid in diminishing courses. Existing stone slates shall be re-used where possible, and any replacement slates required shall match the existing. Slates shall not be turned. No development shall take place until samples of the roofing materials have been provided to the Council and approved in writing by the Local Planning Authority. Thereafter the replacement roof shall be completed in accordance with the samples so approved.

Reason: *To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting and significance of adjacent designated heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2, 8 and 13 of the Housebuilders Design Guide SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework.*

In support of Condition 21 the applicant has submitted:

- Sample panel photo of reclaimed stone walling and roofing slate, received 12/05/2025.

The above photo shows a sample panel of reclaimed stone slate roof tiles (to match those used in the adjacent Listed Buildings), which is to be used within Plot 15 where there is a shortfall of existing roof tiles from the demolished farmhouse (Plot 15). The Council's Conservation & Design team consider the sample panel photo to be acceptable and recommend that this condition is discharged.

Officers concur with this conclusion and recommend that the details for Condition 21 are approved.

However, Condition 21 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Thereafter the replacement roof shall be completed in accordance with the samples so approved.

Condition 22: Walling and Roofing Materials (Plots 9-14, 15 & 16)

22. The external materials used in the construction of new dwellings (plots 9-17) hereby approved shall consist of natural stone walling and stone roofing slates. No development shall take place until samples of the proposed walling stone, ashlar stone and roofing materials have been provided to the Council and approved in writing by the Local Planning Authority. Notwithstanding the submitted plans and details the proposed tumbled and dyed stone is not permitted, and instead pitch faced stone should be considered.

***Reason:** To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting and significance of adjacent designated heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2, 8 and 13 of the Housebuilders Design Guide SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework.*

In support of Condition 22 the applicant has submitted:

- Sample photo panel of stone to be used in Plots 9-14, 15 & 16, received 28/03/2025.
- Sample photo of Medium Aged – Yorkshire Stone Roof Slate, received 28/03/2025.

Whilst the above condition does make reference to Plots 9-17, it is noted that Condition 24, assessed below relates to Plot 15 material details, and therefore this condition solely relates to **Plots 9-14, and 16-17 only**.

Roofing materials are to comprise of Medium Aged – York stone roof slate, which is 18mm, supplied by Truestone roofing. The tiles are to be laid in diminishing courses. KC Conservation & Design officers accept these materials.

The walling stone is to be comprise of preferred buff & tumbled natural stone, which is laid in 140mm x 100mm (on-bed) courses. It will be locally sourced from Cartworth Moor – Grahams Quarries in Huddersfield and has very little tone variation which means that there are no single areas of colours such as green stone seams or iron seepage.

KC Conservation & Design did have some initial concerns with the submitted stone walling material as it appears very light in colour however, C&D Officers accept the submitted materials on this occasion given the reasons for its selection, outlined by the architect below.

The proposed development at Yew Tree Farm involves the conversion of three barns into eight dwellings and the erection of nine new-build homes. The design approach seeks to ensure the new dwellings are sensitive to their rural setting and reflect the established character of Farnley Tyas and its surrounding landscape.

*We propose the use of **tumbled stone** on the new-build homes for the following reasons:*

1. Local Character and Context

- *The majority of historic buildings in Farnley Tyas are constructed in **tumbled or split face stone**, which contributes to the village's distinctive, traditional character. In contrast, **pitched face stone is not characteristic of the area's historic vernacular**, with only a small cluster of 1990s properties in Farnley Tyas featuring this material.*
- *At the Yew Tree Farm site itself, all existing buildings, including the barns to be converted, are constructed in **tumbled or split face stone**. Using tumbled stone across the new-build homes ensures consistency across the site and maintains the visual cohesion of the development.*

2. Reinforcing Local Distinctiveness

- *Tumbled stone provides a softer, more natural appearance that **blends harmoniously with the rural landscape** and reflects the traditional craft and weathered texture of historic stonework. Pitched face stone, by contrast, is often associated with late 20th-century housing and would appear as an incongruous material in this context.*

- *This approach aligns with **Policy LP24 (Design)** of the **Kirklees Local Plan**, which requires new development to promote good design by “respecting the form, scale and layout of existing buildings” and reinforcing local distinctiveness.*

3. Compliance with the Housebuilders Design Guide SPD

- *The **Housebuilders Design Guide SPD** (2021) emphasises the importance of using “locally prevalent materials” and creating developments that are “sympathetic to the established character of the area.”*
- *Using tumbled stone supports this guidance by ensuring the materiality of the new homes is both appropriate to the village and compatible with the wider Kirklees rural character.*

4. Reducing Visual Impact and Enhancing Quality

- *Tumbled stone offers a more traditional, weathered appearance that will help soften the visual impact of the development when viewed from surrounding areas, in line with **Policy LP30 (Biodiversity & Geodiversity)** and its emphasis on integrating development sensitively within the landscape.*
- *The use of high-quality tumbled stone will contribute to a timeless development that will age gracefully and provide a positive legacy for the area.*

*In summary, tumbled stone is demonstrably the most contextually appropriate and locally distinctive material for the new-build homes at Yew Tree Farm, fully complying with **Kirklees Local Plan Policies LP24 and LP30** and the principles of the **Housebuilders Design Guide SPD**.*

Whilst it is acknowledged that the condition does state that pitched face stone should be considered, and that tumbled and dyed stone would not be permitted. Given the above reasoning, it is considered on this occasion that tumbled (but undyed) stone would be acceptable.

Given the above assessment, it is recommended that Condition 22 be discharged, subject to the hereby approved materials being utilised.

Condition 23: Mortar Specification

23. No external walls of the new dwellings hereby permitted (plots 9-17) shall be constructed until a mortar mix, together with its sand/aggregate specification has been submitted to and approved in writing by the Local Planning Authority. A 1 sq. metre sample shall be prepared on site for the inspection and approval in writing of the Local Planning Authority before construction is commenced. The works shall be carried out in

accordance with the approved mortar mix thereafter. Weatherstruck, strap or ribbon pointing is not permitted.

Reason: *To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting and significance of adjacent designated heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2, 8 and 13 of the Housebuilders Design Guide SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework.*

In support of Condition 23 the applicant has submitted:

- Covering Letter by Orange Design Studio, dated 16/01/2024, received 17/01/2025.
- Email from agent received 12/05/2025 confirming mortar mix for Plot 15.
- Photo of mortar mix – Wormersley's Ironstone Old White NHL, received 12/05/2025.

The submitted covering letter states the mortar to be used for plots 9-17 is to be of a 6:1:1 ration of Cement, Sand and Lime specification mixture. A photograph of the sample panel showing the mortar has been provided within the letter and is deemed to be acceptable for **plots 9-14, and 16 & 17 only**. Further details were requested in respect of Plot 15 (Farmhouse), whereby the applicant confirmed via email on the 12/05/2025, that the mortar mix for Plot 15 (and the Listed Buildings) is to be a 1:3 Lime mix, which will be pre-mixed hydraulic lime mortar from Wormersley's, reference Ironstone Old White NHL 3.5.

KC Conservation & Design confirm in their comments received 03/07/2025 that the above details are acceptable. Officers concur with this conclusion and recommend that the details for Condition 23 are approved.

However, Condition 23 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The works shall be carried out in accordance with the approved mortar mix thereafter. Weatherstruck, strap or ribbon pointing is not permitted.

Condition 24: Materials (Plot 15)

24. The external masonry used in the construction of the farmhouse (plot 15) shall consist of reclaimed natural stone taken from the existing farmhouse and laid to match the detailing of the existing building. Where there is a shortfall in re-useable stone, replacement stone shall match the existing in terms of stone type, tooling, bedding and coursing. No development shall take place until samples of the proposed walling stone and ashlar stone, along with a sample panel of external masonry, have been provided on site for the inspection and approval in writing by the Local Planning Authority. Weatherstruck, strap or ribbon pointing is not permitted.

Reason: *To ensure the satisfactory appearance of the development on completion and to preserve and enhance the setting and significance of adjacent designated heritage assets, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principles 2, 8 and 13 of the Housebuilders Design Guide SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework.*

In support of Condition 24 the applicant has submitted:

- Sample panel photo of reclaimed stone walling and roofing slate, received 12/05/2025.

The above photo shows a sample panel of reclaimed stone, which is to be used within Plot 15 where there is a shortfall of existing stone from the demolished farmhouse (Plot 15). The Council's Conservation & Design team note, in their comments dated 03/07/2025, that the sample panel photo is acceptable and recommend that this condition is discharged.

Officers concur with the above assessment and therefore Condition 24 is discharged.

Condition 29: Boundary Treatments

29. Prior to the commencement of superstructure works, and notwithstanding what is outlined on the hereby approved plans, details (including sections and details of levels) of all boundary treatments, and any retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details and thereafter retained.

Reason: *In the interests of visual amenity in order to ensure that character of the area is safeguarded and that the amenities of existing and future occupiers are protected in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

In support of Condition 29 the applicant has submitted:

- Boundary Treatment Layout, Drawing No. (72)009 Rev J, received 12/08/2025.
- Boundary Treatment Details, Drawing No. (20)004 Rev B, received 29/07/2025.
- Boundary Retaining Wall, Drawing No. 1430/060 Rev 1, received 17/01/2025.

The proposals seek to install a mix of 1.2m high dry-stone walling, 1.8/1.5m high back-to-back timber fencing and 1m high metal feature railings throughout the site. Drystone wall under build is proposed along the western boundary. These details are broadly in line with the boundary treatments approved within the original permission. However, it is noted that following discussions with KC

Conservation & Design and the applicant's agent, it was agreed that the originally submitted timber fencing adjacent to the substation and Plot 5, be amended to railings in the interests of visual amenity.

This submitted information has been assessed by both KC Conservation & Design and KC Highway Structures.

KC Conservation & Design raise no concerns with the proposals following receipt of amended plans as discussed above. Planning officers concur with this and raise no concerns in so far as it relates to residential amenity and urban design.

KC Highway Structures do however raise some concerns in their comments dated 06/02/2025:

I would like to advise that condition 29 (Boundary Treatment) can not be discharged pending the formal technical approval of design of proposed retaining walls via submission of AIP/s.

Notwithstanding the above, discussions were had with KC Highway Structures (email received 16/04/2025) who confirm that Condition 29 relates to both new retaining walls within the development and those adjacent to the existing highway. As the development is to remain private, the design of retaining walls would be outside the remit of KC Highway Structures. However, those that are near or abutting the existing highway may still require formal technical approval subject to their retained height. Fully detailed and dimensioned x-sections for the proposed retaining walls either side of the new access road are required to be submitted to determine whether the relevant condition can be discharged or a formal technical approval for their design will be required.

Following receipt of the above comments, the applicant's agent stated that there are no retaining structures adjacent to the highways, and that the proposed dry-stone wall is not required for retaining purposes as the internal and external levels of the site boundary adjacent to the highway are level. KC Highway Structures (email received 04/08/2025) advise that the above information is still required or could alternatively be presented in the form of an External Works Plan with a key for boundary walls abutting or near the existing highway, which states that they are non-retaining.

Further to the above, whilst the applicant submitted a revised Boundary Treatment Layout plan, KC Highway Structures noted in their comments received 15/08/2025 that it appears that a retaining wall is to be built (denoted by a blue line) along the public footpath (KIR/95/10) for which no design/constructional details have been provided. Fully dimensioned X-sectional details were also requested. The applicant has submitted a Boundary Retaining Wall plan however, KC Highway Structures (email dated 04/09/2025) note that this plan does not annotate whether this wall is to be retaining or non-retaining, and state that if this drawing is intended to show the type/extent of boundary walls within the site, then all irrelevant information should be removed from the plan.

Given the level of discussions undertaken surrounding this condition, it is advised that direct contact is made between the applicant and KC Highway Structures to ensure that suitable information is submitted within any future application to discharge this condition.

At this time, sufficient information has not been provided to enable a discharge of Condition 29 and therefore Condition 29 must remain.

Summary

The following conditions may have their details approved and/or discharged:

- Condition 7 (CEMP)
- Condition 19 (Window Details)
- Condition 21 (Roofing Materials)
- Condition 22 (Walling Materials)
- Condition 23 (Mortar Specification)
- Condition 24 (Materials (plot 15))

The following details cannot their details approved and/or discharged:

- Condition 3: Phase 2 Report
- Condition 4: Remediation Strategy
- Condition 29: Boundary Treatments

Recommendation: Split decision.

Report Dated: 05/09/2025

Decision Notice Text

Condition 3: Phase 2 Report

Pursuant to Condition 3, you have submitted:

- Phase 2 Environmental Report, Ref: C4633/24/E/7122 Rev 1, dated 09/04/25, authored by RGS, received 24/04/2025.

The submitted information is not considered to be sufficient to discharge Condition 3. This is due to a lack of detail being provided to address certain elements of this condition and concerns over some of the information proposed, as discussed in more detail within the Officer Report.

Condition 3 is therefore not discharged and must remain.

Condition 4: Remediation Strategy

Pursuant to Condition 4, you have submitted:

- Phase 3 Remediation Strategy Report, Ref: C4633/24/E/7068, dated 04/12/2024, authored by RGS, received 17/01/2025.

The submitted information is not considered to be sufficient to discharge Condition 4. This is due to a lack of detail being provided to address certain elements of this condition and concerns over some of the information proposed, as discussed in more detail within the Officer Report.

Condition 4 is therefore not discharged and must remain.

Condition 7: (Construction Environmental Management Plan)

Pursuant to Condition 7, you have submitted:

- Construction Environmental Management Plan by Orange Design Studio, received 12/08/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 7 and are hereby approved. However, of note, Officers highlight that condition 17 of application 2021/93006 formally restricts the use of the agricultural access road to the south of the site onto Farnley Road, and therefore this road is **not** permitted to be used as an access into the site.

Condition 7 does also have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The agreed plan shall be adhered to throughout the construction of the development and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Further to the above, please note the following comments from KC Environmental Health:

The applicant is reminded that Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Condition 19: Window Details

Pursuant to Condition 19, you have submitted:

- Plots 9 -14, and 16-17: Engineered timber doors, windows and French doors painted in Cream RAL 9001 Teknos. Engineered aluminium bi-folding doors in a traditional framing, in the colour Cream RAL 9001.
- Plot 15: Engineered timber door and windows, painted in Cream RAL 9001 Teknos.
- Plots 9-17: Timber vertically panelled up and over garage doors, painted in Cream RAL 9001.

The submitted details are deemed to be acceptable for the initial requirements of Condition 19. However, Condition 19 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The work shall be carried out in complete accordance with the approved details and shall be retained thereafter.

Condition 21: Roofing Materials

Pursuant to Condition 21, you have submitted:

- Sample panel photo of reclaimed stone walling and roofing slate, received 12/05/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 21. However, Condition 21 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

Thereafter the replacement roof shall be completed in accordance with the samples so approved.

Condition 22: Walling and Roofing Materials (Plots 9-14, 15 & 16)

Pursuant to Condition 22, you have submitted:

- Sample photo panel of stone to be used in Plots 9-14, 15 & 16, received 28/03/2025.
- Sample photo of Medium Aged – Yorkshire Stone Roof Slate, received 28/03/2025.

The submitted information is sufficient to discharge Condition 22.

Condition 23: Mortar Specification

Pursuant to Condition 23, you have submitted:

- Covering Letter by Orange Design Studio, dated 16/01/2024, received 17/01/2025.
- Email from agent received 12/05/2025 confirming mortar mix for Plot 15.

- Photo of mortar mix – Wormersley's Ironstone Old White NHL, received 12/05/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 23. However, Condition 23 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance:

The works shall be carried out in accordance with the approved mortar mix thereafter. Weatherstruck, strap or ribbon pointing is not permitted.

Condition 24: Materials (Plot 15)

Pursuant to Condition 24, you have submitted:

- Sample panel photo of reclaimed stone, email dated 10/04/2025.

The submitted information is sufficient to discharge Condition 24.

Condition 29: Boundary Treatment

Pursuant to Condition 29, you have submitted:

- Boundary Treatment Layout, Drawing No. (72)009 Rev J, received 12/08/2025.
- Boundary Treatment Details, Drawing No. (20)004 Rev B, received 29/07/2025.
- Boundary Retaining Wall, Drawing No. 1430/060 Rev 1, received 17/01/2025.

The submitted information does not meet all the requirements of Condition 29, and therefore Condition 29 cannot be discharged at this time.