

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2025/90326 Beaconsfield Farm, Paul Lane WF4 4BP

Prior notification for change of use from agricultural buildings to 6 dwellings

Responding Date:
19th February 2025

Responding Officer:
SR

Responding Ref:
WK202504120

Comments

We have reviewed the application and supporting information, we offer the following comments. The description of the proposal from the application form is as follows:- *The building is the original and main barn building, in a conglomeration of buildings (that have over time been added to the original building).*

The building operations proposed include partial demolition (to facilitate the conversion of the main barn building), the replacement of cladding to roof and walls; and the insertion of new windows and doors. These are all works that are reasonably required to enable the conversion of the agricultural building to dwellinghouses.

Contaminated Land - Pre determination information is required.

The site of the proposed development is situated on a former colliery, it has also been used for agricultural purposes which may have introduced contamination in the form of chemicals associated with farming, machinery and farm wastes.

The proposed development will have a sensitive end use and it is the responsibility of the applicant to ensure the site is safe and suitable for its intended use, for that reason we require the applicant to provide a Phase 1 Preliminary Risk Assessment and Phase 2 Ground Investigation Report, and where necessary Phase 3 Remediation Strategy before the application is to be determined.

We are unable to support the application until this information has been submitted and reviewed, only then we will be able to consider supporting the application, potentially with follow on conditions in relation to contaminated Land.

Construction Related Noise

There are some existing residential properties in the vicinity, we therefore recommend a condition to ensure construction noise associated with the proposal does not cause loss of amenity to existing residents.

Electric Vehicle Charging Points

We would remind the applicant that approval under the Building Regulations may be required for EVCP's, and the applicant should contact their building Control provider for advice.

Wholesome Drinking Water

It is unclear from the information provided if mains water is available to the property. Drinking water must comply with drinking water quality standards so as not to constitute a potential

danger to human health, and it must be acceptable to consumers in appearance, odour and taste. The planner should satisfy themselves that a wholesome water supply is provided before determination.

If the proposed dwellings are to be served by a private water supply, it will require testing and inspection to ensure its fitness for use. Should this be the case we would advise you contact watersampling@kirklees.gov.uk

Foul Drainage

No information has been provided regarding provision for disposal of waste water or if a connection to the main sewer system will be made. We would remind the applicant that approval under the Building Regulations may be required and the applicant should contact their building Control provider for advice.

Recommended Conditions

CSC1 Construction Site Working Times - Condition

No construction related noise shall be audible beyond the site boundary outside the hours of:
07.30 to 18.30 hours Mondays to Fridays
08.00 to 13.00 hours, Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP52 of the Local Plan

CSF1 Construction Sites working times – Footnote

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.