

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

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

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

Reference No:	2025/70/90782/W
Site Address:	Land Adj, 4, Downing Street, Linthwaite, Huddersfield, HD7 5PU
Description:	Variation of condition 2 (plans) on previous permission 2024/91809 for erection of detached dwelling
Recommending Officer:	Joanna Rednall

DECISION – VARIATION OF CONDITIONS APPROVED

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

John Holmes

AUTHORISED OFFICER

Date: 13-May-2025

THE SITE

The application site is at the end of a small cul-de-sac development of large, detached dwellings set within good-sized gardens. It is to the west of 4 Downing Street. The dwellings have been individually designed to fit in with the lie of the land, which slopes steeply upwards from Whitehall Road and also has a south-north crossfall. The predominant material palette is stone with grey tile roof and fenestration typically have stone surrounds. It is adjacent to the designated Green Belt, including a western corner of the plot.

Although mostly set in large gardens, the orientation of the properties on Downing Street, in combination with the topography of the area, creates a clustered, intimate street scene.

THE DEVELOPMENT

Submitted under Section 73 of the Town and Country Planning Act 1990 (as amended), this application seeks permission for variation of condition 2 (plans) on previous permission 2024/91809 for erection of detached dwelling.

Condition 2 of 2024/91809 states the following:

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP03, LP07, LP21, LP22, LP24, LP28, LP30, LP31, LP51, LP52 and LP53 of the Kirklees Local Plan, the Principles of the Housebuilders Design Guide SPD, and Policies within Chapters 2, 4, 5, 9, 11, 12, 13, 14 and 15 of the National Planning Policy Framework.

The application seeks permission under a Section 73 application to vary the approved plans. The proposal seeks to remove the visitor parking space and instead retain the existing grass verge. The visitor space is currently proposed to be located in front of No.2 Downing Street, adjacent to the proposed turning head.

PLANNING HISTORY

The most relevant planning history for the site relates to the following:-

2024/91809 – Erection of detached dwelling – conditional full permission

REPRESENTATIONS

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (2015).

The application has been publicised on the Council's website, and by neighbor notification letter. The expiry date of the publicity period was 2nd May 2025

No representations were received as a result of the publicity.

CONSULTATIONS

KC Highways Development Management: no objection.

ALLOCATION AND POLICIES

The following allocation and policies were considered relevant to the consideration of consent 2024/91809:-

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 3 – Location of new development
- LP 7 – Efficient and effective use of land and buildings
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 28 – Drainage
- LP 30 – Biodiversity & Geodiversity
- LP 31 – Strategic Green Infrastructure Network

- LP 51 – Protection and improvement of local air quality
- LP 52 – Protection and improvement of environmental quality
- LP 53 – Contaminated and unstable land

Supplementary Planning Guidance and other considerations

- Highways Design Guide SPD
- Housebuilders Design Guide SPD (2021)
- Nationally Described Space Standards
- Waste Management Design Guide for New Developments (Oct 2020, v.5)
- Biodiversity Net Gain in Kirklees Technical Advice Note (2021)
- Kirklees Climate Change Guidance for Planning Applications (2021)
- Institute of Air Quality Management Land-Use Planning & Development Control; Planning for Air Quality (2017)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Insofar as they are relevant to the consideration of this application the following Assessment makes reference to the applicable policy / legislation.

ASSESSMENT

1. Principle of development

This Section 73 application seeks minor material variations to the originally approved plans which have come about by a change in the design and layout of the site.

The National Planning Policy Framework has been updated since the determination of the previous application. It is not considered the update of the NPPF has a significant impact upon the determining issues considered applicable in this case.

The principle of development for the erection of detached dwelling was established under permission 2024/91809. As such, it is considered that the principle of the development remains established by way of this permission. This assessment will deal with the merits of the proposed variations only.

The determining issues are assessed as follows:-

2. Impact on visual amenity

The NPPF offers guidance within Chapter 12 (Achieving well-designed places) whereby Paragraph 131 provides a principal consideration concerning design which states:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Kirklees Local Plan policies LP1 and LP2 and more significantly LP24 also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area and therefore retaining a sense of identity. Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. Policy LP11 sets out that all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities.

To avoid dominating the street, principle 12 states parking to the front will need creative design solutions to be incorporated.

This application seeks to amend the proposed site plan to remove a visitor parking space to the front of No.2 Downing Street and retain the existing grass verge. As a result of the works, it is not considered that the removal of

this parking space and retention of the grass verge to the front of No.2 would have a significant impact upon the street scene. This would retain an area of soft landscaping which is not considered to cause any undue harm to the visual amenities of the area.

The proposed amendments are considered to relate satisfactorily to the site and have an acceptable impact on visual amenity, in accordance with the requirements of policies Policy LP02 and LP24 of the Local Plan, the Principles of the Housebuilders Design Guide SPD and Chapters 12 and 13 of the NPPF.

3. Impact on residential amenity

Section B of Policy LP24 of the Kirklees Local Plan states that proposals should:

“...provide a high standard of amenity for future and neighboring occupiers; including maintaining appropriate distances between buildings.”

Principle 6 of the Housebuilders Design Guide SPD seeks to ensure that housing maintains high standards of residential amenity by setting the relevant recommended separation distances.

Due to the nature of the proposal, it is not considered that the retention of the grass verge would impact the amenity of any neighboring dwellings in this case. The proposal would therefore be in conformance with LP24b of the Kirklees Local Plan, Principle 6 of the SPD and Chapter 12 of the NPPF.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principle 12 of the Housebuilders Design Guide states that at the outset of the development, applicants should identify the need for car parking, in addition this principle requires the provision of cycle storage and to avoid parking arrangements that place cars at the front of all dwellings and with overly dominant integral garages at the front of dwellings.

Principle 12 goes on to set out that where car parking is included within the curtilage of a dwelling, creative design solutions should ensure that car parking can be accommodated at the side of buildings or to their rear to avoid dominating the street scene at front. Principle 19 of the above Guide states that provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development

KC Highways Development Management have been formally consulted as part of this application. Officers have set out that Downing Street is unadopted at the location of the application site and provides access to 5 dwellings, and the changes to the plans are for the removal of a visitor parking space from outside No 2 Downing Street.

They go on to advise that the visitor parking space was originally shown on the layout for previous application 18/91970, however the layout plans were amended on 30/07/2018 and the new drawings omitted the visitor parking space. These latter plans were added to the approval decision notice as the approved drawing.

This application indicates that the land that was originally set aside for the visitor parking space was sold to the occupants of No.2 Downing Street and so is no longer within the ownership of the applicant.

The highways Team go on to advise that Key design principle 20 from the Kirklees Highway Design Guide states that one visitor space per 4 dwellings is considered appropriate, and the removal of this visitor space would be disappointing and may result in visitors parking on the unadopted section of Downing Street causing an obstruction to easy access from the existing driveways. However, given that the visitor parking space was removed from approval 18/91970m and there appears to be sufficient off-street driveway parking available to the 5 dwellings from this section of Downing Street to accommodate the single visitor parking space coupled with the fact that this section of Downing Street is unadopted and looks likely to remain unadopted, KC Highways do not object to the variation of condition 2.

The benefit of the visitor parking space rather than soft landscaping is noted in highways safety and parking terms, although in this case having regard to the response of the Highways Team it is considered that the impact of the proposal through removal of this visitor space will not be detrimental in terms of highway safety and refusal on the basis of its impact could not be substantiated in this case.

Therefore it is concluded the proposal is acceptable in this regard.

5. Review of Conditions

When any S73 application is granted, it is a requirement for all conditions upon the original permission to be re imposed / amended (where relevant). A review of the conditions is therefore undertaken as follows:

Condition 1 – Time limit to commence development, recommended to be amended to state this shall take place by 20th August 2027.

Condition 2 – Plans list, recommended to remain as worded and the plans list table updated to reflect the relevant plans for 2024/91809 and drawing 422905-01revA submitted as part of this application.

Conditions 3, 4, 7, 8, 9, 10, 11, 12, 13 & 14 - remain as worded.

Conditions 5 & 6 - update to make reference to drawing 422905-01revA submitted as part of application 2025/90782.

On the basis of the amendments to the conditions being undertaken the proposal is considered to be in accordance with the original permission other than the amendments being sought as part of this application.

CONCLUSION & RECOMMENDATION

There has been no significant change to the site allocation or national/local planning policy and guidance since the 2024 consent (2024/91809). It is therefore considered that, subject to the wording of conditions being amended, where relevant, to the wording set out in the 'Review of Conditions' section of this report and all informative notes imposed on the 2024 consent (2024/91809) being re-imposed on this Section 73 application the proposal is acceptable.

It is therefore concluded that the variations to the approved plans proposed under this Section 73 application are acceptable and do not alter the conclusions reached and the recommendation made for application 2024/91809

Approval is recommended.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/90782

Officer Recommendation: Approve

Conditions

1. The development hereby permitted shall be begun by 20th August 2027.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP03, LP07, LP21, LP22, LP24, LP28, LP30, LP31, LP51, LP52 and LP53 of the Kirklees Local Plan, the Principles of the Housebuilders Design Guide SPD, and Policies within Chapters 2, 4, 5, 9, 11, 12, 13, 14 and 15 of the National Planning Policy Framework.
3. Notwithstanding the submitted details, development above slab/foundation level shall not commence until details of all external materials including walls, roofs and colour finishes to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.
Reason: In the interests of visual amenity and to accord with Policy LP02 and LP24 of the Kirklees Local Plan, the Principles of the Housebuilders Design Guide SPD, and policies within Chapter 12 of the National Planning Policy Framework.
4. The proposed ground and finished floor levels of the development hereby approved shall be in complete accordance with details on the north- west elevation, south-east elevation and section (B-B) as shown on drawing no. 4229-04-01.
Reason: In the interests of residential amenity and to accord with Policy LP02 and LP24 of the Kirklees Local Plan, the Principles of the

Housebuilders Design Guide SPD, and policies within Chapter 12 of the National Planning Policy Framework.

5. Prior to the development being brought into use, the areas to be used for the parking and manoeuvring of vehicles as indicated on drawing no. '422905-01revA' submitted as part of application 2025/90782 shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded. These shall thereafter be retained and kept clear of all obstructions to their use for the parking and turning of vehicles.

Reason: To achieve a satisfactory layout in the interests of highway safety, to mitigate flood risk and to accord with the aims of Policies LP21, LP22 and LP28 of the Kirklees Local Plan, Principle 12 of the Housebuilders Design Guide SPD and Chapters 9 and 14 of the National Planning Policy Framework.

6. The turning facilities for the hereby approved and existing dwelling (no. 4 Downing Street) shall be provided in accordance with the approved site layout drawing no. '422905-01revA' submitted as part of application 2025/90782 prior to the occupation of the hereby approved dwelling. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policy LP21 and LP22 of the Kirklees Local Plan, the Highways Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

7. The study and W.C windows in the northeast side elevation, shall be nonopening or top-opening only and shall be fitted with obscure glass to give a grade 5 degree of obscuration as shown on Drawing no. '4229-04-01' before the development is first brought into use. Notwithstanding the provisions of section 55(2) (a) (ii) of the Town and Country Planning Act 1990 and Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Act or Order with or without modification) these windows shall thereafter be so retained obscure glazed.

Reason: So as not to detract from the amenities of the adjoining property by reason of loss of privacy and to accord with policies LP24b of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

8. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order) no further doors, windows or any other openings shall be created in the north east (side) elevation of the dwellinghouse hereby approved.

Reason: In the interests of the amenity of the occupiers of No. 4 Downing Street to accord with LP24b) of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

9. Notwithstanding the provisions of section 55(2)(a)(i) of the Town and Country Planning Act 1990 (or any statute or order revoking or re-enacting that Act with or without modification) the integral garages on lower ground floor as shown drawing no. '4229-04-01' shall be used for the garaging of private motor vehicles and shall not be converted to habitable accommodation.

Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policy LP21 and LP22 of the Kirklees Local Plan, the Highways Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

10. The development shall not be brought into use until a scheme of measures relating to the provision of habitat for wildlife and biodiversity enhancement has been submitted to the Local Planning Authority. The submitted scheme shall set out the existing biodiversity value of the site and propose sufficient biodiversity-led features to provide biodiversity net gain and include the provision of the following measures: - (i) Provision of bat tubes, (ii) provision of bird boxes, (iii) provision of hedgehog holes within boundaries and (iv) planting of native species including trees across the site. The development shall not be brought into use until the approved scheme has been implemented. The approved scheme shall be thereafter retained and maintained for the lifetime of the development.

Reason: To provide ecological enhancement in accordance with the requirements of LP24h), LP30 and LP31 of the Kirklees Local Plan, Principle 9 of the Housebuilders Design Guide SPD and policies within Chapter 15 of the National Planning Policy Framework.

11. Notwithstanding the details on the approved plans, before the new dwelling is first occupied, full details shall be submitted to and approved in writing by the Local Planning Authority of all new or retained screen walls or fences to the boundaries of the site and of any other measures to prevent overlooking of neighbouring land from

windows facing the boundaries. The details shall include the location, design and height of fences or other boundary treatments, and shall indicate how they relate to finished ground levels within the site and outside it. The approved walls, fences, and any other privacy measures shall be erected, constructed, or incorporated into the design of the dwellings before the dwelling to which they relate is first occupied and thereafter retained.

Reason: To ensure that the development safeguards the privacy of future and existing residents and to accord with the aims of Policy LP24(b) of the Local Plan, Principle 6 of the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back a minimum of 1m from the carriageway edge of Downing Street and shall be hung as to only open inwards. So long as such gates or barriers are in position, they shall be retained to only open inwards.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the Highway. This is to accord with Policy LP21 of the Kirklees Local Plan and policy contained within Chapter 9 of the National Planning Policy Framework.

13. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, 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 2 working days. Groundworks in the affected area shall not recommence until either

- (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or
- (b) the Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, no part of the site shall be brought into use until such time as

the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord with LP53 of the Kirklees Local Plan and policies contained within Chapter 15 of the National Planning Policy Framework.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or reenacting that Order) no development included within Class(es) A, AA, B, D and E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential and visual amenity and to ensure that they do not lead to an adverse effect on the openness of the Green Belt in accordance with Policy LP24 of the Kirklees Local Plan, Principle 6 of the Council's Housebuilders Design Guide Supplementary Planning Document and Policies within Chapter 12 & 13 of the National Planning Policy Framework.

FOOTNOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2023. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

BIODIVERSITY NET GAIN – FOOTNOTE: Based on the information available and confirmed by the agent, this permission is considered to be one whereby there is a statutory exemption under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, Regulation 8:

“Self-build and custom build applications.

8.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which—

(a) consists of no more than 9 dwellings;

(b) is carried out on a site which has an area no larger than 0.5 hectares; and

(c) consists exclusively of dwellings which are self-build or custom housebuilding.

(2) In this regulation “self-build or custom housebuilding” has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015”

Plans and specifications schedule:-

FOOTNOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours Mondays to Fridays.
- 08.00 and 13.00 hours, Saturdays.
- With no working Sundays or Public Holidays.

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

FOOTNOTE: In relation to the groundworks and the proximity to the retaining wall and raised banking, where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

FOOTNOTE: The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the

construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

FOOTNOTE: Building Regulations (2021 edition) control the provision of Electric Vehicle Charging Points for new residential buildings under Approved Document S 'Infrastructure for the charging of electric vehicles'. Building work must meet all relevant requirements of the Building Regulations. To comply with the Building Regulations, it is necessary both to follow the correct procedures and meet technical performance requirements for building work to be found acceptable.

FOOTNOTE: Whilst the grant of planning permission is given, the applicant should be aware that Planning Permission does not override legal covenants on properties or Private Rights of Way as these private matters fall outside the remit of the Local Planning Authority. Applicants are reminded that they ensure that the relevant land ownership should be respected, including the impact of works to affect drainage and that the works carried out is lawful.

FOOTNOTE: The site is located within the Kirklees Bat Alert Layer and the Twite Buffer layer and there is an increased potential for harm to those protected species through development contrary to legislation. If bats or nesting birds are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plan Type	Reference	Version	Date Received
Plans and details submitted as part of application 2024/91809			
Location Plan	4229-05-03a	A	27/06/2024
Existing Site Plan	4229-05-02	Unamended	27/06/2024
Proposed Elevation and Floor Plans	4229-04-01	Unamended	27/06/2024
Design and Access Statement	-	Unamended	27/06/2024
Climate Change Statement	-	-	04/07/2024
Plans and details submitted as part of			

Plan Type	Reference	Version	Date Received
application 2025/90782			
Proposed Site Plan	4229-05-01a	-	24/03/2025
Planning Statement	-	-	27/03/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

09/05/2025