

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/90994/E
Site Address:	Meadowlands, Briestfield Road, Briestfield, Dewsbury, WF12 0PA
Description:	Demolition of stables and erection of equestrian building, retention of existing retaining wall and alterations to access
Recommending Officer:	Nicole Helliwell

DECISION – Conditional Full Permission

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 19 December 2025

Officer Report

Reference No. 2025/62/90994/E

Site Address: Meadowlands, Bristfield Road, Bristfield, Dewsbury, WF12 0PA

Proposal: Demolition of stables and erection of equestrian building, retention of existing retaining wall and alterations to access

Site Description

The application site relates to a parcel of land to the north-east of Meadowlands, Bristfield Road, Bristfield, Dewsbury. The site is allocated as Green Belt Land in the Kirklees Local Plan in a semi-rural area with open fields to the north and east. The site is currently accessed from Bristfield Road, with a track surfaced in tarmac leading to the building. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity.

Description of Proposal

The applicant is seeking retrospective planning permission for the erection of an equestrian building comprising stables, a tack room and associated equestrian storage. The existing structure, which was built without planning permission, would be partially demolished as part of the application. The proposed works are summarised below:

- The equestrian building would have an overall length of approx. 14.6m, a depth of approx. 6.8m and a maximum height of approx. 5.15m.
- Construction materials – Vertical larch boarding for the external walls with a stone plinth, colour coated profiled steel panels for the roof and powder coated roller shutters and door
- The existing gate would be replaced with a 5-bar field gate.
- The existing tarmac track would be replaced with a twin 750mm wider limestone chipping finish track.
- Low level retaining wall east of the stable approach to be removed and returned to pasture.
- Drive entrance blocked off with 500mm high stone wall and new 3 rail, post and rail fence
- New walling replaced with dry stone walling up to 200x200mm gate post.
- Retaining wall with native plants measuring 0.9m to 1.8m above ground level.

Relevant Planning History

- **2024/90384:** Demolition of stables and erection of agricultural building. Planning application details | Kirklees Council – Withdrawn

- **2024/90771:** Deemed application via enforcement appeal for construction of outbuilding in green belt - Pending Consideration
- **2022/93972:** Erection of equestrian building following demolition of stables. [Planning application details | Kirklees Council](#) – Refused (Appeal Dismissed).
- **2019/93993:** Erection of garage to side and garden room to rear. [Planning application details | Kirklees Council](#) – Refused (Appeal Upheld)
- **2019/93054:** Erection of garage to side and garden room to rear. [Planning application details | Kirklees Council](#) – Withdrawn
- **2018/92961:** Discharge conditions 3 (materials), 6 (phase II), 7 (remediation) and 13 (drainage) on previous permission 2017/94296 for erection of detached dwelling. [Planning application details | Kirklees Council](#) – Discharge of Condition(s) Split Decision
- **2017/94296:** Erection of detached dwelling. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2017/91831:** Erection of detached dwelling, demolition of existing dwelling. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2017/90556:** Certificate of lawfulness for proposed erection of two storey rear extension and single storey side extensions. – Certificate of Lawful Opps Granted

History of Negotiations/Amendments Received

Additional information was sought during the course of the application. Officers raised concerns regarding the size and scale of the planter/wall. However, a structural report was submitted which demonstrated that the planter is necessary to maintain the structural integrity of the dwelling and garage. This was considered to amount to very special circumstances.

Representations

The application was advertised by site notice, which expired on 2nd May 2025. As a result of the above publicity, no representations have been received.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

[KC Environmental Health](#) – No objection subject to recommended conditions
[The Mining Remediation Authority](#) – No objection subject to recommended conditions

[KC Ecology](#) - A Preliminary Ecological Appraisal and Biodiversity Net Gain Reports are required.

[KC Highways Development Management](#) – No objection

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).

The site is located within the designated Green Belt on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land
- **LP 56** - Facilities for Outdoor Sport, Outdoor Recreation and Cemeteries in the Green Belt

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 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. Most specifically in this instance, the below chapters are of most relevance:

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 9** - Promoting Sustainable Transport
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 13** - Protecting Green Belt Land
- **Chapter 15** - Conserving and Enhancing the Natural Environment

Assessment

1. Principle of Development

Impact on Green Belt

The site is located within the designated Green Belt on the Kirklees Local Plan Proposals Map. As such, Green Belt policies contained within the

National Planning Policy Framework (NPPF) and the Kirklees Local Plan (KLP) are relevant.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt. Paragraphs 154 and 155 of the NPPF set out that certain forms of development are exceptions to “inappropriate development”.

The proposal seeks permission for the erection of an equestrian building. As such, Policy LP56 of the Kirklees Local Plan is relevant, which states that proposals for appropriate facilities associated with outdoor recreation will normally be acceptable in the Green Belt as long as they preserve openness and do not conflict with the purposes of including land within the Green Belt. This is consistent with NPPF Paragraph 154(b).

Policy LP56 continues: *“Proposals should ensure that;*

- a. the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated;*
- b. the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas;”*

The text supporting Policy LP56 notes that: *“As a consequence of changes to agricultural practices and a decline in agriculture generally, the fragmentation of former agricultural holdings often results in individual land parcels being used for the keeping and grazing of horses, where a need for new stabling, including associated buildings for the storage of feed and tack, can arise. Usually, the proposal will be for ready-made stables and these are generally acceptable where they are of timber construction and can be appropriately and unobtrusively sited. The use of more permanent materials should be resisted as this can result in a proliferation of permanent structures to the detriment of the open character of the landscape should the use as a stable cease. Stables should where possible be sited where access already exists, as the impact of any new access will be taken into account in assessing impact. In all cases the local authority will ensure that regard has been made of latest guidelines on the welfare of horses to ensure that the scale of the proposal is proportionate to the amount of land associated with it. Proposals deemed excessive will not be acceptable.”*

The submitted plans confirm that the proposed equestrian building would comprise a tack room, stables and associated equestrian storage. Whilst no details have been provided regarding the internal layout and size of the

stables, the submitted planning support statement states that there would be ~16 acres of grazing land available. As the British Horse Society recommends a ratio of 1-1.5 acres per horse for permanent grazing, it is considered that the available land would be more than sufficient for permanent grazing for up to four horses. Furthermore, the submitted planning support statement confirms that the stables are to be used solely for private use. Therefore, should planning permission be granted, this will be secured via condition.

The proposed equestrian building would have the appearance and scale of a modern agricultural building. The structure would be predominately faced in vertical larch boarding for the external walls with a stone plinth and colour coated profiled sheet steel panels for the roof covering, which would be acceptable with regard to visual amenity. Although the stone at plinth level was previously considered less appropriate, given that the bulk of the structure has been significantly reduced and that the northern elevation of the building where the plinth would be most prominent would have limited visibility from vantage points, it is considered acceptable on balance.

In respect of the openness of the Green Belt, openness has been established to have both a visual and spatial aspect. The proposed equestrian building would be positioned north-east of the dwellinghouse at the Meadowlands. The equestrian building would have an overall length of approx. 14.6m, a depth of approx. 6.8m and a footprint of 99.2m². Furthermore, the structure would have an overall height of approx. 5.15m and an eaves height of approx. 3.7m. The building would have visibility from vantage points along Briestfield Road, however, the scale of the building has been significantly reduced in size since the previously refused scheme (2022/93972), which was subsequently dismissed at appeal.

It is noted that the existing tarmac access track would be resurfaced in limestone chippings, and the gate onto Briestfield Road would be replaced with a 5-bar field gate. It is considered that this would be an acceptable surfacing material for the Green Belt, and that the 5-bar gate would be in keeping with the rural character of the area.

As outlined in Paragraph 153 of the National Planning Policy Framework, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 also states that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt.

The submitted plans also display a raised planter/retaining wall with native plants measuring 0.9m to 1.8m above ground level. Officers initially raised concerns regarding the size and scale of the planter/wall. However, a

structural report was submitted to demonstrate why the planter is necessary. The document states that the structural integrity of the main dwelling and garage is reliant upon the strength of the retaining wall structure below, and the retaining wall cannot be removed without compromising the safety of the buildings above. In this instance, it is considered that very special circumstances have been demonstrated that would outweigh any harm to the Green Belt. As such, this element of the proposal would be acceptable in this regard.

For the reasons outlined above, it is considered that on balance, the proposal would constitute an acceptable form of development in the Green Belt. Very special circumstances which would outweigh such harm caused to the Green Belt have been demonstrated. Therefore, the proposal would preserve openness in accordance with Policy LP56 of the Kirklees Local Plan and the guidance contained within Chapter 13 of the NPPF.

2. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be outlined, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

The submitted plans confirm that the nearest residential property, Top Ashlea, is located approximately 49.3m away from the proposed development. Given that the separation distance retained would be substantial, it is considered that the proposal would have an acceptable impact on the neighbour's residential amenity.

Having considered the above factors, the development proposed would have an acceptable impact upon the residential amenity of the neighbouring occupants and would comply with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Paragraph 135(f) of the National Planning Policy Framework.

3. 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. Furthermore, 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.

The proposed equestrian building would not materially intensify the use or affect the existing parking arrangements on site. The equestrian building would utilise the existing access from Bristfield Road via a track which is currently surfaced in tarmac. The submitted plans demonstrate that the tarmac track would be replaced with a twin 750mm wide, limestone chipping finish track. Furthermore, given that the building would be used for private use only, it is considered that the scheme would not represent any harm in terms of highway safety.

In view of the above, it is considered that the proposal would not cause any detrimental harm to the safe and efficient operation of the highway network, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

4. Other Matters

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this case, due to the nature of the proposal is not considered reasonable to require the applicant to put forward any specific resilience measures.

Contaminated Land

A Coal Mining Risk Assessment by ARP Geotechnical Ltd (dated 17th July 2023) has been submitted in support of the application. The report demonstrates shallow coal namely Flockton Thin seam at circa 7m below ground level and Flockton Thin seam circa 20m below ground level. The report has failed to provide actual ground information gained during the partial construction of the current building.

The report has not considered the risk associated with mine gas or the potential risk of spontaneous combustion at the site from the coal mining legacy but does detail the potential presence of coal workings at or close to

the surface. The report concludes that an *“investigation is carried out to check for any evidence of workings in the Flockton Thick coal seam, and determine the depths, seam thicknesses, and extraction thickness. Such borehole investigations are usually carried out following grant of planning permission. The planning permission will usually include a condition relating to the investigation and possible future treatment of mine workings.”*

The application concerns the erection of a new equestrian facility which is shown as being largely Yorkshire boarded with a roller shutter type door allowing for good natural ventilation. Due to the open, naturally well-ventilated construction, KC Environmental Health have recommended a condition for unexpected contamination which includes the need to report back to Kirklees Council should shallow coal and or evidence of coal workings are encountered. Officers would also remind the applicant that any attempt to encapsulate or insulate the building in future would compromise the natural ventilation and may put receptors within the building at risk.

Coal Mining Legacy

The Mining Remediation Authority records indicate that there is a recorded mine entry reference 423417- 020, and its resultant zone of influence circa 15m from the eastern application site boundary. Untreated mine entries can pose a potential risk to surface stability and public safety. Notwithstanding this, given the mine entry's distance, together with the indicated depth of superficial deposits, no undue stability implications are envisaged by this coal mining feature.

The Mining Remediation Authority also notes the submitted Coal Mining Risk Assessment Report (dated 17th July 2023, prepared by ARP Geotechnical Ltd). The report has been informed by an appropriate range of sources of information; including a Coal Mining Report, BGS geological mapping and BGS borehole logs. Based on this review of mining information, the report does confirm that mine workings are likely to be present beneath the extension at shallow depth. The report goes on to confirm that there may be insufficient rock cover to afford the stability of the development. As such, the report concludes that the drilling of boreholes will be necessary to identify any remedial measures.

The Mining Remediation Authority concurs with the recommendations of the Coal Mining Risk Assessment that the coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. The Mining Remediation Authority therefore has no objection to the proposed development subject to the imposition of the recommended conditions.

Biodiversity Net Gain

The application form states that the development, by being retrospective, would be exempt from providing Biodiversity Net Gain. At this stage, Officers are only able to assess this on the basis of submitted information. Should the proposal be considered not exempt by reason of not being this or other relevant categories for the scale of the development then an appropriate condition, supported by a BNG metric submitted for the approval of the LPA, would be required to ensure on-site BNGs would last for at least 30 years to meet the requirements of this legislation. Therefore, it is considered the proposal would be in accordance with Policy LP30 and LP33 of the Kirklees Local Plan, Principle 9 of the Housebuilders Design Guide SPD and Chapter 15 of the NPPF.

Ecology

KC Ecology were formally consulted on the proposed scheme and did confirm that a Preliminary Ecological Appraisal and Biodiversity Net Gain Reports would need to be submitted pre-determination. However, as the proposal is retrospective, officers did not consider that this information was necessary in this specific instance.

There are no other matters considered relevant to the determination of this application.

5. Representations

No representations were received following the statutory publicity.

6. Conclusion

This application for the erection of equestrian building, retention of existing retaining wall and alterations to access at Meadowlands has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: **Approve**

Decision Authorisation: Delegated Powers

Application Number: 2025/90994

Officer Recommendation: Approve

Conditions and Reasons

1. 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, and shall be completed within 3 months of the date of this decision.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP52, LP53 and LP56 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

2. The equestrian building hereby approved shall be faced in vertical larch boarding for the external walls with a stone plinth and colour coated profiled steel panels for the roof. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interest of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the aims of Chapters 12 and 13 of the National Planning Policy Framework.

3. Within three months of the date of this decision;

- a) a scheme of intrusive investigations shall be carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full in order to ensure that the site is made safe and stable for the development.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: This condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.

4. Within one month of the required measures being undertaken as set out in Condition 3 (a and b), a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: This condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.

5. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works 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. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person 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 Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been 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 Paragraph nos. 196 and 197 of the National Planning Policy Framework.

6. The stables and hay store hereby approved shall be used solely for private use by the occupants of the dwelling Meadowlands, Brierfield Road, Brierfield, Dewsbury, WF12 0PA and shall not be used for any commercial purposes.

Reason: In the interests of highway safety and to avoid causing harm to the visual and open character of the Green Belt as a result of increased vehicular traffic visiting the site and associated activities, in accordance with Policies LP21 and LP56 of the Kirklees Local Plan, as well as Chapter 13 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. 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.

NOTE: Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior

written permission of The Mining Remediation Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property will result in the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

NOTE: In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. To check your site for coal mining features on or near to the surface the Mining Remediation Authority interactive map viewer allows you to view selected coal mining information in your browser graphically. To check a particular location either enter a post code or use your mouse to zoom in to view the surrounding area.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: 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 13.00hours, 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 the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Existing Site Location and Layout	2388/100	-	16/04/2025
Original Outbuilding Details	2338/110	-	16/04/2025

Outbuilding Access Layout	2338/112	-	16/04/2025
Outbuilding Proposals	2338/113	-	16/04/2025
Structural Inspection or Retaining Walls	MDL – 11385	-	21/08/2025
Cover Letter	MJT/JMT/0325	-	16/04/2025
Letter from TA Associates	-	-	16/04/2025
Planning Support Statement	-	-	16/04/2025
Coal Mining Risk Assessment	-	-	16/04/2025
Climate Change Statement	-	-	16/04/2025

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

Additional information was sought during the course of the application. Officers raised concerns regarding the size and scale of the planter/wall. However, a structural report was submitted which demonstrated that the planter is necessary to maintain the structural integrity of the dwelling and garage.

Dated: 09/12/2025