

**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:	2025/44/91054/W
Site Address:	land south of, Swallow Lane, Golcar, Huddersfield, HD7 4NB
Description:	Discharge of details reserved by condition 23 (secure cycle parking) on previous permission 2023/92749 for variation of condition 2 (plans and specifications) on previous permission 2020/94096 for erection of 21 dwellings and associated works
Recommending Officer:	Liz Chippendale

DECISION – Discharge of Condition – Refuse

I hereby authorise the refusal 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: 03-Oct-2025

Reference: 2025/91054

Description: Discharge of details reserved by condition 23 (secure cycle parking) of previous permission 2020/94096 for erection of 21 dwellings and associated works

Site address: Land south of, Swallow Lane, Golcar, Huddersfield, HD7 4NB

Consultee Response

K.C Highways DM provided the following comments:

The applicants have provided plan number JHY 1354 200S Site Layout showing the location of the proposed bike stores and JHY SDL 0005 showing details of fence mounted bike racks.

Highways Development Management would have ideally preferred covered and secure storage but given the wording of the condition these proposals are on-balance considered acceptable.

Public representations

No public representations were received.

Assessment

Condition 23 (secure cycle parking)

3. Prior to the occupation of any of the hereby approved dwellings, details of secure cycle parking for the dwellings without garages hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall then be implemented in accordance with the approved details before each dwelling is occupied and therefore retained.

Reason: *To encourage travel by means other than the private car in accordance with Policy LP21 of the Kirklees Local Plan.*

The following details have been submitted:

- Site layout plan reference: JHY-1354-200 Rev S
- Bike Rack – Fence Mounted reference: JHY-SDL-0005

The proposed installation of fence mounted bike racks for those dwellings without a garage is not considered acceptable.

The medium or long-term storage of bikes via an external rack would not protect the bike from the elements, which will lead to damage and deterioration of the bike (particularly if an electric bike). Furthermore, the proposed rack would have limited crime mitigation value, with the degree of protection limited to a chain or similar.

Due to the above, it is concluded that the rack would not provide a convenient or welcoming means of storing a bike and therefore would not achieve the condition's objective of encouraging travel by alternative means.

Comments from K.C. Highways are noted, including their comment that they '*would have ideally preferred covered and secure storage*', but officers do not support their conclusion that it is, on-balance, acceptable. No justification has been provided to weigh in favour of the proposal, on the planning balance.

Recommendation: Refuse

Report Dated: 03/10/2025.

Recommended Decision Notice Text

Condition 23 (Secure cycle parking)

The following details have been submitted:

- Site layout plan reference: JHY-1354-200 Rev S
- Bike Rack – Fence Mounted reference: JHY-SDL-0005

The proposed installation of fence mounted bike racks for those dwellings without a garage is not considered acceptable.

The medium or long-term storage of bikes via an external rack would not protect the bike from the elements, which will lead to damage and deterioration of the bike (particularly if an electric bike). Furthermore, the proposed rack would have limited crime mitigation value, with the degree of protection limited to a chain or similar.

Due to the above, it is concluded that the rack would not provide a convenient or welcoming means of storing a bike and therefore would not achieve the condition's objective of encouraging travel by alternative means.

For the avoidance of doubt, the submitted details are refused.

