

**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:	2025/44/91120/W
Site Address:	adj, 27, Town End Road, Wooldale, Holmfirth, HD9 1AH
Description:	Discharge of details reserved by conditions 3 (landscaping) and 7 (boundary treatments) of previous permission 2022/93657 for reserved matters application pursuant to outline permission 2021/93228 for erection of one detached dwelling
Recommending Officer:	Kerri Simpson

DECISION – Discharge 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 23-Jun-2025

Officer Report

2025/91120 - adj, 27, Town End Road, Wooldale, Holmfirth, HD9 1AH

Proposal Description

The application is seeking permission to discharge of details reserved by conditions 3 (landscaping) and 7 (boundary treatments) of previous permission 2022/93657 for reserved matters application pursuant to outline permission 2021/93228 for erection of one detached dwelling

Condition 3

Notwithstanding the landscaping details displayed within the submitted plans, prior to the first occupation of the dwelling hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include: -

- a) the indication of all existing trees and hedgerows on and adjoining the site, and details of any trees and hedgerows to be retained as well as those to be felled;
- b) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas; and
- c) details of hard landscaping, including hard surfaces such as pavements, pedestrian areas and steps.

The development shall be carried out in accordance with these approved details.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 and LP33 of the Kirklees Local Plan, Policy 2 or the Holme Valley Neighbourhood Development Plan, Principle 2 of the Council's Housebuilders Design Guide Supplementary Planning Document and Policies within Chapters 12 and 15 of the National Planning Policy Framework.

Condition 7

Notwithstanding the boundary treatments displayed on the submitted plans, prior to the first occupation of the dwelling hereby approved, a scheme detailing the boundary treatments of all the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the position, height and materials of the boundary treatments. Thereafter, and prior to the first occupation of the dwelling hereby approved, the development shall be constructed in accordance with the approved details and retained thereafter.

Reason: In the interests of visual and residential amenity, and to comply with Policy LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Principles 2 and 6 of the Council's adopted Housebuilders Design Guide Supplementary Planning Document and Policies within Chapter 12 of National Planning Policy Framework.

Assessment

The following has been submitted by the planning agent:

- 3509 (9-) 01 Rev D - Lower Ground Floor External Works

- 3509 (9-) 02 Rev C - Ground Floor External Works
- Planting Plans 01 - Planting Plans Front, Rear & Side Gardens

Condition 3 – Discharged

The submitted landscaping scheme is considered acceptable. It includes the provision of three fruit trees and proposes a comprehensive variety of new tree and shrub planting, with clear species positions, and distribution of the across the site. Lawned areas are provided to the front, side and rear, and hard landscaping features such as paths, tiered rockery and paving are appropriately integrated. The details meet the requirements of the condition and respond positively to the site context, addressing previous concerns about tree loss and visual softening. As such, it is recommended that Condition 3 is discharged accordingly.

Condition 7 – Discharged

The existing low stone wall along the frontage is retained, and a new stone retaining wall is proposed to respond to the level change across the site. A native hedge is shown along the western and southern boundaries, capable of growing to 2.5 – 4 metres in height, which will provide effective screening and mitigate any loss of existing vegetation. The hedge to the south (front boundary) would be appropriately lowered to 1m in parts to ensure an appropriate visibility splay from the off-street parking spaces. The combination of stone walling, fencing and planting is appropriate to the local character and ensures a high standard of visual and residential amenity.

Conclusion

The submitted details are considered acceptable and satisfy the requirements of Conditions 3 and 7, therefore it is recommended that both conditions are discharged.

Decision Notice Text

Condition 3

The following has been submitted:

- 3509 (9-) 01 Rev D - Lower Ground Floor External Works (received, 23/04/2025)
- 3509 (9-) 02 Rev C - Ground Floor External Works (received, 23/04/2025)
- Planting Plans 01 - Planting Plans Front, Rear & Side Gardens (received, 23/04/2025)

The details provided are considered acceptable and condition 3 can therefore be discharged.

Condition 7

The following has been submitted:

- 3509 (9-) 01 Rev D - Lower Ground Floor External Works (received, 23/04/2025)
- 3509 (9-) 02 Rev C - Ground Floor External Works (received, 23/04/2025)
- Planting Plans 01 - Planting Plans Front, Rear & Side Gardens (received, 23/04/2025)

The details provided are considered acceptable and condition 7 can therefore be discharged.