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:	2025/44/91258/E
Site Address:	Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Description:	Discharge of details reserved by condition 25 (Landscaping) on previous permission 2021/93006 for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area)
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 27-Oct-2025

Officer Report

Application: 2025/91258

Application Site: Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ

Proposal: Discharge of details reserved by condition 25 (Landscaping) on previous permission 2021/93006 for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area).

Assessment:

Condition 25: Landscaping

> *25. Prior to commencement of superstructure works, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:*
>
> *• Details of existing and proposed levels, and regrading;*
> *• Species schedule and planting plans;*
> *• Details of initial aftercare and long-term maintenance;*
> *• Detailing of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion;*
> *• Details (including samples, if requested) of paving and other hard surface materials; and*
> *• Details of the on-site open space (including details of its purpose and management) and of any areas for designated, informal, incidental and/or doorstep play.*
>
> *No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping shall be retained thereafter in accordance with the approved details and approved longterm maintenance, monitoring and remedial arrangements.*
> ***Reason:** In the interests of local ecological value and visual amenity, to protect and enhance the setting of the Conservation Area and adjacent heritage assets, and to accord with Policies LP24, LP30, LP32, LP33, LP35, LP47 and LP63 of the Kirklees Local Plan and Chapters 12, 15 and 16 of the National Planning Policy Framework.*

In support of Condition 25 the following document has been submitted:

- Soft Landscape Proposals – Planting Plan, Drawing No. 25051-LD-01, Rev A, received 21/10/2025.

- Outline Specification and Planting Schedule, Drawing No. 25051-LD-02, Rev A, received 08/05/2025.
- Maintenance Schedule, Drawing No. 25051-LD-03, Rev A, received 08/05/2025.
- Hard Landscaping Plan, Drawing No. (72)008, Rev A, received 17/09/2025.

The condition has been reviewed by both KC Landscape and KC Conservation & Design (C&D), who have provided the following responses:

KC Landscape comments received 29/07/2025:

> *The details provided in the Dwg. No. 25051-LD-01 soft landscaping proposals – Planting Plan Dwg. No. 25051-LD-02 Planting Schedule & Dwg. No. 25051-LD-03 Maintenance Schedule are acceptable for the intended purposes of condition 25, from a landscape perspective. Provided all the landscape measures specified within these 3 drawings are incorporated and maintained as outlined hereafter, we may now support the discharge of Condition 25.*

Officers agree with the above assessment undertaken by KC Landscape. It is noted that discussions were had between the applicant and KC Conservation & Design in respect of additional planting being placed to the north of the existing substation to help conceal the approved metal railing fencing. However, it has been agreed that retaining the existing hedge adjacent to the substation would be a better option than planting new landscaping in this location as the hedge is already established, and providing ecological benefits, whereas any new planting would need time to grow and establish itself.

In terms of the proposed hard landscaping, details include tarmacadam to the highways, Indian Stone Paving in the colour green/grey around residential dwellings, and Marshalls Driveline Priora Permeable block paving in the colour's 'charcoal' and 'buff' to the parking areas within the site.

KC Conservation & Design (informal) comments received 17/09/2025:

> *It would make sense to use the natural stone (Indian) adjacent to the listed buildings where possible, presumably for paving, rather than driven surfaces.*
>
> *The previous product drivesett appears to be superior in terms of shape (more like a stone sett and laid in lines more like a stone sett) and more variety of colour and sizes, and probably harder wearing.*
>
> *The current proposal for driveline appears more affordable, has more regular brick shape (laid in an interlocking system, less traditional) less variety of colour and sizes, although the colours of buff and charcoal are generally acceptable.*

Given the above conclusion from KC C&D, officers queried the change in materials with the applicant who stated:

> *In terms of the block paving, the contractor tells me that unfortunately, there isn't availability to have the original block paving due to stock levels.*

Taking the above into consideration, officers support the above assessment made by KC Conservation & Design and note that the justification by the applicant for the change in materials is reasonable, and that on balance the now proposed materials are a suitable alternative, and would be sympathetic to the visual amenity of the area. Officers therefore recommend that the details be approved. However, be aware that the condition has the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

> *No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping shall be retained thereafter in accordance with the approved details and approved longterm maintenance, monitoring and remedial arrangements.*

Recommendation: Approve Details.

Report Dated: 21/10/2025

Recommended Decision Notice Text

Condition 25: Landscaping

Pursuant to Condition 25, you have submitted:

- Soft Landscape Proposals – Planting Plan, Drawing No. 25051-LD-01, Rev A, received 21/10/2025.
- Outline Specification and Planting Schedule, Drawing No. 25051-LD-02, Rev A, received 08/05/2025.
- Maintenance Schedule, Drawing No. 25051-LD-03, Rev A, received 08/05/2025.
- Hard Landscaping Plan, Drawing No. (72)008, Rev A, received 17/09/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 25 and are hereby approved. However, Condition 25 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the*

approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping shall be retained thereafter in accordance with the approved details and approved longterm maintenance, monitoring and remedial arrangements.