

**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:	<b>2025/44/91519/E</b>
Site Address:	School Of Dance And Performing Arts, 61-63, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Description:	Discharge of details reserved by condition 10 (Electric Vehicle Charging Point) on previous permission 2022/93344 for conversion and extension of existing building to form 10 one-bedroom apartments and associated external works
Recommending Officer:	Jillian Rann

**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: 22-Jul-2025**

## **Officer Report**

**Application:** 2025/91519

**Application Site:** School Of Dance And Performing Arts, 61-63, Moor Lane, Gomersal, Cleckheaton, BD19 4LF

**Proposal:** Discharge of details reserved by condition 10 (Electric Vehicle Charging Point) on previous permission 2022/93344 for conversion and extension of existing building to form 10 one-bedroom apartments and associated external works.

## **Relevant Planning History**

### Application Site

2022/93344 – Conversion and extension of existing building to form 10 one-bedroom apartments and associated external works. Approved 06/07/2023.

2024/91547 – Discharge of condition 3 (EDS) of previous permission 2022/93344 for conversion and extension of existing building to form 10 one-bedroom apartments and associated external works. Details approved 25/07/2024.

2024/92340 – Discharge of details reserved by condition 5 (materials) of previous permission 2022/93344 for conversion and extension of existing building to form 10 apartments and associated external works. Details approved 10/10/2024.

2024/92879 – Discharge of condition 4 (refuse storage area) of previous permission 2022/93344 for conversion and extension of existing building to form 10 one-bedroom apartments and associated external works. Details approved 03/12/2024.

2025/90298 – Discharge of details reserved by condition 6 (vehicle parking) on previous permission 2022/93344 for conversion and extension of existing building to form 10 one-bedroom apartments and associated external works. Details approved 28/02/2025.

2025/91816 – Discharge of details reserved by condition 8 (noise) on previous permission 2022/93344 for conversion and extension of existing building to form 10 apartments together with associated external works. Pending consideration.

## **Consultation Responses**

None.

## **Assessment**

## Condition 10 (Electric Vehicle Charging)

Condition 10 of the original planning permission (2022/93344) states that:

*Before the electrical system is installed, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:*

- *A Standard Electric Vehicle Charging point providing a continuous supply of at least 16A (3.5kW) for each residential unit that has a dedicated parking space*
- *One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of residential parking spaces that are not allocated to specific dwellings. The agreed dedicated facilities for charging electric vehicles are to be installed, maintained and retained thereafter.*

**Reason:** *In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).*

The applicant has submitted the following documents, pursuant to Condition 10:

- Proposed Site Plan drawing number: 3278-DEN-01-00-DR-A-1100 Rev C (received date on application file 23/06/2025);
- Apex-7.3: 7.3kW Tethered & Untethered – Technical Specifications document (received date on application file 23/06/2025).

The original planning permission granted permission for 10 apartments. The Proposed Site Plan that was approved as part of the original planning permission shows 12 parking spaces within the site (including 2 visitor spaces). The submitted Proposed Site Plan listed above shows the provision of an Electric Vehicle (EV) Charger to each of the parking spaces numbered 03 to 12 inclusive (10 spaces in total), meaning that an EV Charging point would be provided for each of the 10 approved apartments, in accordance with the requirements of Condition 10 as set out above.

The submitted Proposed Site Plan listed above also shows the proposed provision of a 'Future EV Chargers' to each of the 2 visitor parking bays (spaces 01 and 02 on the plan).

With regard to the output of the proposed EV charging points, the submitted 'Technical Specifications' document sets out that the Maximum Current would be 32A and the Rated Power would be 7.3kW. Consequently, the submitted details confirm that the proposed EV Charging Points would exceed the

minimum requirements specified in Condition 10 as set out above. The submitted details have been discussed with the Council's Environmental Health Officer, who has confirmed that the details are acceptable in this regard.

It is therefore considered that the submitted details listed above are satisfactory, and it is recommended that they are approved for the purposes of Condition 10.

However, the condition has the following ongoing requirement, which must be complied with to ensure ongoing compliance with the condition:

*The agreed dedicated facilities for charging electric vehicles are to be installed, maintained and retained thereafter.*

Although it is recommended that the submitted details are approved, it is also recommended that the applicant is reminded of this ongoing requirement of Condition 10.

**Recommendation:** Approve details pursuant to Condition 10.

**Report Dated:** 22/07/2025

### **Recommended Decision Notice Text**

#### **Condition 10 (Electric Vehicle Charging)**

You have submitted the following details pursuant to Condition 10:

- Proposed Site Plan drawing number: 3278-DEN-01-00-DR-A-1100 Rev C (received date on application file 23/06/2025);
- Apex-7.3: 7.3kW Tethered & Untethered – Technical Specifications document (received date on application file 23/06/2025).

The information set out in those documents is considered to be acceptable for the initial requirements of Condition 10 and is hereby approved.

However, please also be aware of the following further requirement of Condition 10, which must be complied with in order to fully comply with the condition and ensure ongoing compliance.

*The agreed dedicated facilities for charging electric vehicles are to be installed, maintained and retained thereafter.*