

**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>2025/44/91747/W</b>
Site Address:	Bolster Moor Coffee Shop, 1A, Bolstermoor Road, Bolster Moor, Huddersfield, HD7 4JU
Description:	Discharge of details reserved by conditions 2 (landscaping scheme) and 3 (parking scheme) of previous permission 2024/93556 for change of use of land and creation of customer car park
Recommending Officer:	Joanna Rednall

**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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 17-Nov-2025**

## **Officer Report**

**Reference No.** 2025/91747

**Site Address:** Bolster Moor Coffee Shop, 1A, Bolstermoor Road, Bolster Moor, Huddersfield, HD7 4JU

**Proposal:** Discharge of details reserved by conditions 2 (landscaping scheme) and 3 (parking scheme) of previous permission 2024/93556 for change of use of land and creation of customer car park

## **Assessment**

### **Condition 2 – Landscaping Scheme**

*2. Within two months of the date of this decision, a scheme detailing hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail tree / shrub planning, including the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved details within one month of the issuing of the written approval of the scheme by the Local Planning Authority. The approved landscaping scheme shall be retained thereafter. If any tree / shrub / hedging shall die, become diseased or be removed, it shall be replaced with others of a similar size and species, unless the Local Planning Authority gives its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.*

**Reason:** *To ensure that there is a well laid out scheme of landscaping in the interests of the Green Belt and visual amenity, to accord with Policies LP24 and LP57 of the Kirklees Local Plan and Chapters 12 and 13 of the National Planning Policy Framework.*

### **Assessment of Condition 2**

The applicant has submitted a Landscaping Plan (Ref: 22 J 53 CP 02, dated June 2025) along with a supporting statement dated June 2025. The supporting statement notes that the existing car park includes soft landscaping, while the extended car park area incorporates cellular reinforcement for the parking spaces, allowing grass to grow through, with hardcore used for the access routes. The grass contributes to softening the visual impact of the area. The submitted landscaping plan also indicates the planting of new hedges comprising a mix of six species.

Officers consider that the details provided in the supporting statement, together with the layout shown on the Landscaping Plan, are acceptable and in accordance with the objectives of Policies LP24 and LP57 of the Kirklees Local

Plan, as well as Chapters 12 and 13 of the National Planning Policy Framework. Accordingly, officers conclude that the submitted information is satisfactory and the condition can be discharged.

### **Condition 3 – Parking Scheme**

*3. Within two months of the approval date, a scheme detailing measures to manage parking on Bolster Moor Road to either side of the site exit and all associated works, together with appropriate Safety Audits, shall be submitted to and approved in writing by The Local Planning Authority. The development and the works comprising the approved scheme shall be implemented in accordance with the approved details within one month of the issuing of the written approval of the scheme by the Local Planning Authority.*

**Reason:** *In the interest of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and Chapter 12 of the NPPF.*

### **Assessment of Condition 3**

The applicant has submitted the following:

- Site Plan dated 12/9/25 indicating parking restricted areas.
- Supporting Statement dated June 2025.

Initially proposed, a scheme within submitted plans indicated that no-parking zones would be enforced through the daily placement of cones by staff of Bolster Moor Farm Shop. It was also set out that staff would monitor the exit throughout the day to ensure cones remain in position. The supporting statement included a limited safety audit, noting that the car park currently has separate entrance and exit points for vehicles, which functions well and provides a good road safety measure. Historically, vehicles have parked on Bolster Moor Road, which can restrict visibility for vehicles exiting the site.

The KC Highways Development consultation response dated 21 July recommended formal waiting restrictions, implemented via a Traffic Regulation Order, to provide double yellow lines at the site access. In response, the applicants have submitted a Site Plan dated 12 September 2025 showing proposed waiting restrictions at the site access between 08:00 and 17:00. The Highway Safety Section has reviewed this proposal and confirmed that the extent of the proposed waiting restrictions is acceptable. HDM has raised no objection to the discharge of the first part of this condition.

For information, Highway Safety advises that the restrictions should ideally be “no waiting at any time,” as residents currently rely on these stretches for parking. Double yellow lines would therefore be preferable to single yellow lines with a time plate.

A separate process would need to be undertaken (traffic regulation order) which ensures this is undertaken. For the purposes of setting out a scheme considered acceptable by the Highways Team, this is considered to be met by the submitted scheme and it is therefore recommended the condition is discharged on this basis.

Given the nature of the proposal, the submitted information demonstrates appropriate measures to manage parking on Bolster Moor Road to either side of the site exit, alongside a safety audit. This approach aligns with the objectives of Policy LP21 of the Kirklees Local Plan and Chapter 12 of the NPPF. Officers therefore consider the submitted information acceptable, and Condition 3 can be discharged.

It is noted that the approved scheme for control of parking the subject of this condition would entail works within the highway which require separate formalised consent of the Highway Authority. The discharge of this condition on the basis of the submitted detail does not alter the requirement for such highway authority approval to be agreed and the applicant is advised to undertake the necessary steps to ensure the scheme the subject of this condition is able to be lawfully undertaken.

### **Decision Notice Text**

#### **Condition 2 – Landscaping Scheme**

The following information has been submitted:

- Landscaping Plan (Ref: 22 J 53 CP 02, dated June 2025)
- Supporting statement dated June 2025

The submitted details are considered acceptable for the purposes of Condition 2 and this condition is discharged. It is a requirement of this condition that the approved scheme be implemented in accordance with the approved details within one month of the issuing of the written approval of the scheme by the Local Planning Authority and that the approved landscaping scheme shall be retained thereafter. Furthermore it is a requirement of this condition that, if any tree / shrub / hedging shall die, become diseased or be removed, it shall be replaced with others of a similar size and species

#### **Condition 3 – Parking Scheme**

The following information has been submitted:

- Site Plan dated 12/9/25 indicating parking restricted areas.
- Supporting Statement dated June 2025.

The details provide are considered to be sufficient information and an acceptable scheme to enable the discharge of Condition 3. It is a requirement of this condition that the development be carried out in accordance with the submitted scheme.

It is noted that the approved scheme for control of parking the subject of this condition would entail works within the highway which require separate formalised consent of the Highway Authority. The discharge of this condition on the basis of the submitted detail does not alter the requirement for such highway authority approval to be agreed and the applicant is advised to undertake the necessary steps to ensure the scheme the subject of this condition is able to be lawfully undertaken.