I write to formally object to the determination of planning application 2025/91887 (Plot 1, Lingards Road) under delegated powers. The proposal represents a material departure from the committee-approved full permission for the site and meets multiple thresholds under Kirklees Council's Scheme of Delegation that require referral to the District Wide Planning Committee.

Grounds for Referral

1. Departure from Committee-Approved Parameters

The original full permission for this site was granted by Planning Committee and approved dwellings of two and three storeys. The current proposal for Plot 1 introduces a visually assertive, stepped massing form with a double-height glazed entrance gable and elevated ridge line. These features materially exceed the scale and character parameters considered and approved by committee.

2. Architectural Gateway Role

While Plot 1 is geographically furthest from the estate entrance, it functions as a **gateway plot** in architectural terms. Its massing, glazing strategy, and vertical emphasis make it one of the most visually dominant dwellings on the site. It anchors the internal street scene and acts as a terminus, setting a precedent for scale and character across the development. This elevates its strategic importance and demands committee-level scrutiny.

3. Public Interest and Precedent Risk

Plot 1's architectural prominence gives it disproportionate influence over the perceived character of the estate. Approval of a materially larger and more assertive dwelling here risks setting a precedent for future applications that depart from the committee's original resolution. This raises legitimate public interest concerns and warrants elected member oversight.

4. Breach of Delegated Authority

Under Kirklees' adopted Scheme of Delegation, case officers may not approve applications that:

- Represent a **material departure** from a previously approved scheme;
- Conflict with the **intent or conditions** imposed by a committee resolution;
- Raise **public interest or precedent risks** that warrant committee scrutiny.

The proposal for Plot 1 meets all of these criteria. Officer determination under delegated powers would constitute a breach of procedural safeguards and expose the Council to reputational and legal risk.

5. Precedent: Application 2020/93954

In the case of 2020/93954, Kirklees officers correctly referred the application to committee due to its scale, public interest, and material impact. That decision reflects an established procedural standard: where a proposal materially alters the approved development form, committee oversight is required. The same principle must apply here.

Request for Action

I respectfully request that:

- Application 2025/91887 be referred to the **District Wide Planning Committee** for determination;
- Delegated powers not be exercised in this case due to material departure, architectural prominence, and precedent implications;
- The Council uphold the integrity of its planning process and ensure elected member oversight where warranted.