

**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:	2025/44/92073/W
Site Address:	Hebden Court, Chesil Bank, Quarmby, Huddersfield, HD3 4ED
Description:	Discharge of details reserved by conditions 3 (materials), 4 (CMP) on previous permission 2024/91368 for external recladding of the building and installation of fire suppression sprinkler tank in grounds
Recommending Officer:	Elenya Jackson

DECISION – Discharge of Conditions 3 and 4 - 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: 16-Sep-2025

Officer Report

Hebden Court, Chesil Bank, Quarmby, Huddersfield, HD3 4ED

Discharge of details reserved by conditions 3 (materials), 4 (CMP) on previous permission 2024/91368 for external recladding of the building and installation of fire suppression sprinkler tank in grounds

Assessment

Condition 3

The condition is worded as follows:

Development above slab/foundation level shall not commence until details of all external facing and roofing materials have been left on site for the inspection and approval in writing of the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved.

Reason: *In the interests of visual amenity and to accord with Policies LP2 and LP24 of the Kirklees Local Plan, principles 2 and 13 of the Council's adopted Housebuilders Design Guide SPD and policies within chapter 12 of the National Planning Policy Framework.*

The following details have been submitted:

- Hebden Court materials information

The proposed roofing materials would be bitumen membrane, mineral textured finished render in beige, a grey beige rusticated base sprinkler store, brown detailing under windows and a yellow front elevation.

Officers have reviewed the details of the materials and consider that it would be acceptable for the purpose of discharging condition 3.

Condition 4

The condition is worded as follows:

Prior to the commencement of development (including ground works), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:

- *Hours of works;*

- *Details of construction access arrangements;*
- *Construction vehicle sizes and routes (with swept path analysis testing if necessary);*
- *Numbers and times of construction vehicle movements;*
- *Locations of HGV waiting areas and details of their management;*
- *Details of parking for construction workers (including vans);*
- *Loading and unloading of plant and materials;*
- *Storage of plant and materials;*
- *Signage;*
- *Measures to be taken to minimise the deposit of mud, grit, and dirt on public highways by vehicles travelling to and from the site;*
- *Site manager/liaison officer contact details, including details of their remit and responsibilities.*

The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: *In the interests of amenity, to ensure the highway is not obstructed, in the interests of highway safety, and to accord with Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the highway network and to avoid increased risk to highway safety are devised and agreed at an appropriate stage of the development process.*

The application has been supported by the following details:

- Hebden Court Construction Management Plan
- Fortem site layout details
- Fortem site layout plan

The details have been reviewed by KC Development Management Highways and have been considered acceptable for the purpose of discharging condition 4.

Decision notice text

Condition 3

The following details have been submitted:

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Officers have reviewed the details of the materials and consider that it would be acceptable for the purpose of discharging condition 3.

Condition 4

The application has been supported by the following details:

- Hebden Court Construction Management Plan
- Fortem site layout details
- Fortem site layout plan

The details have been reviewed by KC Development Management Highways and have been considered acceptable for the purpose of discharging condition 4.

The applicant is reminded that the development must be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change there from shall take place without the prior written consent of the Local Planning Authority.