

**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>2025/44/92126/W</b>
Site Address:	adj, 7, East Street, Jackson Bridge, Holmfirth, HD9 1HY
Description:	Discharge of details reserved by conditions 6 (bin storage), 8 (materials), 10 (bat box), 11 (electric vehicle recharging) on previous permission 2020/91456 for erection of detached dwelling
Recommending Officer:	Emma Thompson

**DECISION – Discharge of Conditions - Refused**

**I hereby authorise the refusal 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: 02-Oct-2025**

## **Officer Report:**

Discharge of details reserved by conditions 6 (bin storage), 8 (materials), 10 (bat box), 11 (electric vehicle recharging) on previous permission 2020/91456 for erection of detached dwelling.

### Condition 6

#### *Condition 6 (waste collection)*

*6. Before the hereby approved development is first brought into use, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.*

*Reason: In the interests of amenity and highway safety and to meet the requirements set out in Kirklees Local Plan Policy LP24 part d(vi).*

### Assessment

Site plan reference 24\_809 120 has been submitted showing the bin storage and presentation points and bin store details on 24\_809 121. KC Waste Strategy have been consulted on the details and full comments are available on the Kirklees Website:

[https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application\\_number=2025/92126&file\\_referen  
ce=1103522](https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2025/92126&file_reference=1103522)

Concerns are raised regarding the size of the storage unit as well as the presentation point. The store is shown to the front of the integral garage blocking access to this space.

Furthermore, it is noted that the red line for application 2020/91456 did not extend to Sheffield Road and access to the site provided from East Street. Furthermore, there appears to be a large stone wall and steep slope which would prove tricky to navigate. As such, bin collection should be from East Street.

The bin store is not considered large enough and needs to be increased to hold 3 wheeled bins, given that a third bin will be required for garden waste or for the introduction of the new Simpler Recycling legislation.

The details provided are not adequate for the discharge of Condition 6. A new application will be required.

### Condition 8

#### *Condition 8 (materials)*

*Samples of all external facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before*

*development commences on the superstructure of the dwelling and the development shall be completed in accordance with the approved details and thereafter retained.*

*Reason: In the interests of visual amenity and to comply with Policy LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework. This is a pre-commencement condition to ensure appropriate measures are incorporated in the development to enable implementation as part of the construction programme.*

#### Assessment

The application is accompanied by photographs of proposed wall and roof materials. Whilst the materials appear acceptable for the construction of the dwelling there are no other details. Please provide further information regarding the source of the materials.

The details submitted are not acceptable for the purpose of discharging the condition.

#### Condition 10

*Condition 10 (bat box)*

*A bat box shall be installed on the hereby approved dwelling before it is first occupied. It shall thereafter be satisfactorily retained at all times.*

*Reason: In the interests of ecology and to accord with the requirements of Policy LP30 of the Kirklees Local Plan and of Chapter 15 of the National Planning Policy Framework.*

#### Assessment

This is a compliance condition and does not require further information to be submitted. It should be noted that the optimum positioning of the bat box is on the south/southeast elevation. As such, the applicant is advised to consider the positioning of the bat box.

#### Condition 11

*Condition 11 (EVCP)*

*Prior to the occupation of the dwelling, an electric vehicle recharging point shall be installed within the curtilage the dwellings. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. The electric vehicle charging point shall thereafter be retained.*

*Reason: So as to promote infrastructure which encourages modes of transport with low impact on air quality as outlined within the Planning Practice Guidance, Policies LP24 and LP51 of the Kirklees Local Plan, Chapter 9 of the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.*

#### Assessment

This is a compliance condition required to be implemented prior to occupation. It does not require further information in order to discharge. However, it is noted the location of the electric vehicle charge points are not conveniently located for the approved parking spaces.

**Decision Notice Text:**

*Condition 6 (waste collection):*

Site plan reference 24\_809 120 has been submitted showing the bin storage and presentation points. The bin store details are contained within plan reference 24\_809 121. The details are not acceptable and as such Condition 6 cannot be discharged. A new application addressing the concerns outlined should be submitted.

*Condition 8 (materials):*

The natural stone and slate shown in the photographs submitted appear acceptable, however further information detailing their source is required prior to discharging the condition. Condition 8 cannot be discharged until further information is provided.

*Condition 10 (bat box):*

This is a compliance condition that does not require discharging. The applicant should note, bat boxes are best placed on the south/southeast elevation.

*Condition 11 (Electric vehicle charge point):*

This is a compliance condition that does not require the submission of further details however, the positioning of the EVCP does not appear to correspond to the approved site layout and areas shown as parking. This may need reconsidering as part of the development.