

Consultee Comments for Application 2025/92161

Application Summary

Application Number: 2025/92161

Address: land adj, 17 Whitehall Road West, Birkenshaw, BD11 2LS

Proposal: Discharge of details reserved by conditions 4-8 (intrusive investigations), 11 (Remediation Strategy and Verification Report), 12 (CEMP), 13 (noise), 14 (Arboricultural Method Statement), 15 (CMP), 16 (highway), 17 (visibility), 18 (Safety Audit), 19 (estate streets), 20 (waste collection), 21 (surface water attenuation), 24 (bin storage), 25 (bicycle storage), 26 (drainage), 28 (drainage), 29 (CEMP: Biodiversity),-30 (landscape), 34 (solar panel array), 35 (materials), 38 (boundary treatments) on previous permission 2024/92281 for erection of 23 dwellings

Planning Officer: William Simcock

Consultee Details

Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police

Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ

On behalf of: West Yorkshire Police

Thank you for your request for consultation on the above application. The comments are made with the intention of reducing opportunities for future crime and antisocial activity which addresses our collective responsibilities outlined in Section 17 of the Crime and Disorder Act 1998, by creating safe and secure developments where people will want to reside, visit or work.

The recommendations are supported by the following guidance:

NPPF National Planning Policy Framework (Section 8. Promoting healthy and safe communities) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Kirklees Council Planning and development policy

<https://www.kirklees.gov.uk/beta/planning-and-development.aspx>

Kirklees Local Plan <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-strategy-and-policies.pdf>

Secured by Design www.securedbydesign.com

Crime Prevention Through Environmental Design (CPTED)

This advice is given as a view as to what measures might reduce the risk of crime; there can be no guarantee that the recommendations will prevent crime.

Before any measures are implemented you are advised to consider current Health and Safety Legislation, Planning Permission and consult with your local Fire Safety Officer or any statutory body that may require notification or consultation.

Comments

Condition 24 – bin storage

I have reviewed the following documents:

- Site Plan, Drawing Number: 2306/02/001, Revision O, dated 17.09.2024
- Condition 24, document id 1098386: “We are proposing that all bin storage areas are within rear gardens, providing a hardstanding area for the placement of 3 wheelie bins”

The condition states that “details of the design of enclosures for bin storage ... for the new dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority ...”

Can the applicant confirm that the bins will be within their own enclosures, please, and supply the design if so. The document above suggests they will be freestanding in rear gardens which is acceptable providing they are all behind secure boundary lines. However, lockable bin enclosures would be preferred from a crime reduction perspective.

Additionally, plot 6 does not appear to have a secure boundary line to the right-hand side of its frontage which needs rectifying; it is not shown on the supplied Site Plan.

Condition 25 – bicycle storage

I have reviewed the following document:

- Typical Cycle Store Detail, Drawing Number 2306-002-007.

Condition discharged.

Condition 30 - landscape

I have reviewed the following documents:

- Landscape Management Specification, document id 1098399.
- Detailed Landscape Proposals, Drawing No H2 240701 1, Revision A, dated 12 Aug 2024.

Condition discharged.

Condition 38 - crime

I have reviewed the following document:

- Condition 38, document id 1098387.

PIR lighting is not supported from a crime reduction perspective. External lighting should be switched on using a photoelectric cell with a manual override and illuminate all entry/ exit points of the dwellings.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District