

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:	2025/44/92464/W
Site Address:	Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS
Description:	Discharge of details reserved by condition 33 (travel plan) and 36 (waste collection) on previous permission 2020/92307 for outline application, including the consideration of access, for erection of residential development (up to 75 units)
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 21-Oct-2025

Application: 2025/92464

Application Site: Penistone Road/Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS

Proposal: Discharge of details reserved by condition 33 (travel plan), 36 (waste collection) on previous permission 2020/92307 for outline application, including the consideration of access, for erection of residential development (up to 75 units).

Assessment

Condition 33: Travel Plan

33. Prior to first occupation of any of the hereby approved dwellings, notwithstanding the submitted details, a Full Travel Plan for the site shall be submitted to, and approved in writing by, the Local Planning Authority. The Full Travel Plan shall include, but not necessarily be limited to: a. Measures, objectives and targets for reduced car usage and increased non-car transport usage, including modal split targets; a. The provision of Travel Plan Co-ordinator including roles, responsibilities and annual monitoring; b. The provision of travel Information; c. Implementation and review timescale; and d. Enforcement, sanctions and corrective/review mechanisms. The measures contained within the Travel Plan shall be implemented in accordance with the approved timescale, except where the monitoring evidence demonstrates that a revised timescale/measures to achieve trip targets are necessary, in which case the revised details would be implemented.

Reason: *In the interest of promoting sustainability and sustainable travel, by promoting alternative methods of travel, in accordance with Policy LP20 of the Kirklees Local Plan.*

In support of Condition 33 the applicant has submitted:

- Travel Plan, ref: 157397, Issue no. 02, authored by Sanderson Associates Consulting Engineers, dated November 2023, received 02/09/2025.

Section 2 of the submitted Travel Plan provides details of the Travel Plan objectives and targets for reduced car usage and increased non-car transport usage. Table 2 sets out the SMART targets to achieve the reduction target for single occupancy vehicle journeys.

Section 3 of the Travel Plan provides details on the roles and responsibilities of the travel plan, this includes the need to appoint a Travel Plan Coordinator whose duties include liaison with residents, the Local Authority and Local Transport Operators. Homes by Honey are the organisation responsible for appointing such a coordinator. The coordinator is to be in place for a minimum of 5 years following occupation and should be in post when the development is first marketed, to ensure that sustainable travel information and travel plan

requirements are communicated to residents prior to occupation. The travel plan is to be reviewed annually. Table 4 of the Travel Plan outlines the timescales and responsibilities of the travel plan.

Section 6 of the Travel Plan sets out the enforcement and monitoring to be undertaken. With the Travel Plan being monitored and reviewed and include a resurvey of resident's travel patterns by resident travel questionnaires:

- Baseline survey (50% occupation)
- 2nd survey (1 year from baseline)
- Final survey (3 years from baseline)

A written analysis will then be provided to the Local Authority as part of the annual review and will include details of the monitoring process undertaken. If the targets agreed with the Council are not met, then an Action Plan will be developed by the Travel Plan Coordinator in partnership with Kirklees Council. The Action Plan will contain a programme of proportionate measures, designed to help achieve the sustainable travel targets, and will clearly set out the tasks involved, the person(s) responsible, and dates by which the measures will be achieved.

The condition has been reviewed by KC Highways Development Management (HDM) who confirmed in their consultation dated 17/10/2025 that this condition can now be discharged. Officers concur with the conclusions made by KC HDM and recommend that details of Condition 33 are approved. However, Condition 33 has an ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The measures contained within the Travel Plan shall be implemented in accordance with the approved timescale, except where the monitoring evidence demonstrates that a revised timescale/measures to achieve trip targets are necessary, in which case the revised details would be implemented.

Condition 36: Waste Collection

36. Where implementation of the development hereby approved is to be phased, and/or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units and shall be retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual*

and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

In support of Condition 36 the applicant has submitted:

- Travel Plan, ref: 157397, Issue no. 02, authored by Sanderson Associates Consulting Engineers, dated November 2023, received 02/09/2025.

The condition has been reviewed by KC Waste Strategy who have provided the following response in their consultation dated 11/09/2025:

In respect of Condition 36, the developer has submitted the following comment:

“With regard to the implementation of waste disposal for newly occupied properties, the wheelie bins will be called off and available to the customers upon occupation. Between collection dates, the bins will be stored within the resident’s own bin storage area provided to the rear of each property. Following the occupation of plots, the site team will contact the relevant person at Kirklees Council to arrange collection on the appropriate collection day. At this point, it will be at the discretion of the Kirklees bin collection department as to whether they will enter the development to collect bins as usual, or if a pre-arranged collection point will be required. The development will [be] appropriately secured for pedestrian and vehicular access away from any construction, therefore it will be possible for refuse vehicles to access and egress successfully.

Based on the details supplied by the developer KC Waste Strategy is willing to accept discharge of condition 36”.

Officers concur with the conclusions made by KC Waste and recommend that details of Condition 36 are approved. However, Condition 36 has an ongoing requirement and shall remain in place for the whole of the period of the construction phase. Thus, it cannot be fully discharged until all constructions at the site have been completed, and a note setting this out may be placed on the decision notice.

Recommendation: Approve details.

Report Dated: 21/10/2025

Decision Notice Text

Condition 33: Travel Plan

Pursuant to Condition 33, you have submitted:

- Travel Plan, ref: 157397, Issue no. 02, authored by Sanderson Associates Consulting Engineers, dated November 2023, received 02/09/2025.

The submitted information is deemed to be acceptable for the initial requirements of Condition 33. However, Condition 33 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The measures contained within the Travel Plan shall be implemented in accordance with the approved timescale, except where the monitoring evidence demonstrates that a revised timescale/measures to achieve trip targets are necessary, in which case the revised details would be implemented.

Condition 36: Waste Collection

Pursuant to Condition 36, you have submitted:

- Travel Plan, ref: 157397, Issue no. 02, authored by Sanderson Associates Consulting Engineers, dated November 2023, received 02/09/2025.

The submitted information is deemed to be acceptable for the initial requirements of Condition 36. However, Condition 36 does have the below ongoing requirement, which must be adhered to during the construction phase of the development, to ensure ongoing compliance with the condition:

The temporary arrangements so approved shall be implemented prior to first occupation of those residential units and shall be retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.