

Subject: RE: 2019/61/92710 - Field Head Lane, Birstall

From: Nick Hirst
Sent: 25 July 2022 16:50
To: Shawn Hancock <
Cc: Thomas Fish < >; Laura Peacock < >;
Martin Fox < >; >; Warren < >; Josh Paterson < >;
>; warren < >
Subject: RE: 2019/61/92710 - Field Head Lane, Birstall

Shawn,

Having had internal discussions, given the unique circumstances of this site we'd be agreeable to varying the condition to the below (potentially subject to minor revision). This would make the condition not a pre-commencement. Would you be able to commence the development without conflicting with the below?

?. There shall be no construction works associated with the installation of any part of the approved Highway and/or Drainage infrastructure until a scheme detailing the proposed internal adoptable estate roads has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surfacing, and the treatment of sight lines, together with a safety audit covering all aspects of the work. The agreed scheme shall be implemented in accordance with an agreed timetable, and thereafter retained for the lifetime of the development.

Reason: In the interests of highway safety, in accordance with Policy LP21 of the Kirklees Local Plan.

This would have to be with the explicit understanding that the ongoing discussions regarding the S38 continue and that any works done on the site would not prevent the ultimately approved highway works being implemented in full accordance.

The next question would be how to go about varying this condition. I'd be inclined to suggest a full S73 is required, given public objection to the proposal and implication of the change. Can you consider the above and give me a call to discuss please?

Yours sincerely,

Nick Hirst MRTPI,
Senior Planning Officer

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From: Shawn Hancock < >
Sent: 25 July 2022 16:10
To: Thomas Fish < >; Nick Hirst < >
Cc: Laura Peacock < >; Martin Fox < >;
< >; Josh Paterson < >; warren
< >
Subject: 2019/61/92710 - Field Head Lane, Birstall
Importance: High

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Good afternoon Thomas,

I have been passed your contact details by Laura Peacock from Stonewater whom I understand has been in contact with you already regarding the new build residential project at Field Head Lane, Birstall Reserved Matters application (2019/61/92710). We have contacted the original case officer (Nick Hirst) for the Reserved Matters application (2019/61/92710) to arrange a meeting asap to discuss what can be done to avoid the planning permission expiring, as the Geotechnical queries raised by Geotech at Leeds City Council (requested as part of the highway planning condition discharge) have an undefined timescale which is highly likely to exceed the 11th September 2022 planning expiry date'. I would greatly appreciate if you could expedite a meeting with Kirklees Planning 7 highways and the project team comprising; Stonewater, Torpoint (Main Contractor), Johnson Mowat (planning consultant) and ourselves to discuss.

Should you have any queries please do not hesitate to contact me.

Kind regards

Shawn Hancock
for and on behalf of Acanthus WSM Architects

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