

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:	2025/44/93416/W
Site Address:	adj, 7, East Street, Jackson Bridge, Holmfirth, HD9 1HY
Description:	Discharge of details reserved by conditions 6 (bin storage) and 8 (materials) on previous permission 2020/91456 for erection of detached dwelling
Recommending Officer:	Emma Thompson

DECISION – APPROVE DISCHARGE OF CONDITIONS 6 and 8

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 20-Feb-2026

Officer report: 2025/93416

Application site: Adjacent 7 East Street, Jackson Bridge

Proposal: Discharge of details reserved by conditions 6 (bin storage) and 8 (materials) on previous permission 2020/91456

Assessment:

Condition 6 (bin storage) is worded as follows:

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.

The application is accompanied by plan reference 24_809 120 A and have been referred to KC Waste Management for comment. No objections have been received. The details are acceptable for the purposes of discharge of condition.

The development shall be completed in accordance with the details and thereafter be retained in perpetuity.

Condition 8 (materials) is worded as follows:

8. 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 the approved details and thereafter retained.

The application is accompanied by a materials schedule that sets out materials will be sourced from Whitehall Stone Sales, Quarrie Works Yards, Law Street, Bradford, BD4 9NF:

Stone – black tumbled stone, coursed at 140mm with 10mm mortar joints

Window heads, cills and mullions are to be cut and sawn from large blocks, smooth appearance.

Roof tiles are to be sourced from Greys Artstone Ltd, Lee Mill Lane, Linthwaite, Huddersfield, HD7 5QE:

Roof tiles are to be diminishing natural stone slate.

The materials proposed are considered appropriate for the site setting and the development will contribute positively to the environment the development shall be completed using the materials set out. For the purpose of the condition the details are acceptable. The development should be completed in accordance with the details and thereafter be retained.

Decision Notice Text:

The details shown on plan reference 24_809 120 A and 24_809 121 A are acceptable for the purposes of discharge of Condition 6.

The development shall be completed in accordance with the details and thereafter be retained in perpetuity.

The materials schedule submitted, including stone sourced from Whitehall Stone Sales and slates from Greys Artstone are considered appropriate for the discharge of Condition 8. The development should be completed in accordance with the details and thereafter be retained.

