CAROLINE TAMWORTH PLANNING

Planning and Development

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS RELATING TO PLANNING PERMISSION GRANTED ON ENFORCEMENT APPEAL APP/Z4718/C/24/3342421 FOR THE ERECTION OF 8 DWELLINGS

LAND TO THE SOUTH OF 5-25 CLAY WELL, GOLCAR, HUDDERSFIELD

CONDITIONS SCHEDULE

Prepared by Caroline Tamworth Planning

On Behalf Of

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Planning Applications and Appeals, Change of Use Applications, Development Potential Appraisals, Conservation Areas & Listed Buildings, Planning Enforcement Issues

Background

Planning permission for the retention of eight dwellings on the site was granted under ground a) of enforcement appeal APP/Z4718/C/24/3342421 on 8th October 2025.

The permission was granted subject to fourteen conditions, five of which require the submission of details to the Council for approval – conditions 7, 8, 9, 10 and 11.

Condition 7

Unless within 3 months of the date of this decision details (including sections and details of levels) of all boundary treatments, and any retaining walls and gabions are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Drawing R-0873-60 Rev E submitted with this application provides details of the boundary treatments, retaining walls and gabions to satisfy the first part of this condition.

Condition 8

Unless within 3 months of the date of this decision details of the external lighting, including street lighting, are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the

time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Plans and specifications showing the position and specification of all external lighting, including street lighting and additional dusk to dawn lighting, have been submitted with the application to satisfy the first part of this condition.

Condition 9

Unless within 3 months of the date of this decision details of the pedestrian connection between the site and public footpath COL/56/40 are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented. If no details in accordance with this condition are approved within 6 months of the date of this decision, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved details specified in this condition, that scheme shall thereafter be retained. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Drawing 1261-902 Rev C submitted with this application provides details of the pedestrian link with the public footpath to satisfy the first part of this condition.

Condition 10

Unless within 3 months of the date of this decision of all hard and soft landscaping are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

Drawing 1261-903 Rev A submitted with this application provides details of the hard landscaping and Drawing 2748/3 Rev C provides details of the soft landscaping, to satisfy the first part of this condition.

Condition 11

Unless within 3 months of the date of this decision a Biodiversity Enhancement and Management Plan (BEMP) is submitted in writing to the local planning authority for approval, and unless the approved BEMP is implemented within 9 months of the local planning authority's approval, the occupation of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

A Biodiversity Enhancement and Management Plan prepared by JCA Ltd has been submitted with the application to address this condition.

December 2025