Kirklees Council
Planning and Development Service
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Date: 27-Mar-2026
Our Ref: 2026/90142

Dear Sir/Madam

Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge of details reserved by conditions 6 (boundary treatment), 14 (highways), 16 (BEMP) on previous permission 2022/91423 for erection of 2 detached dwellings with integral garages
Land at, Colders Lane, Meltham, Holmfirth, HD9 5JL
Application Number: 2026/90142

I write with reference to your application to discharge the conditions for the above development as submitted on 19-Jan-2026.

Condition 6

The following details have been submitted:

- Site plan as proposed: 2202_01_B

The details have been reviewed and considered acceptable. Adequate levels of privacy for occupiers/future occupiers and neighbours shall be retained. Residential amenity shall also be upheld. Condition 6 can therefore be discharged on the proviso the details are retained for the lifetime of the development.

Condition 14

The following documents have been submitted:

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- Highways Photos Comparison – August 2022 – December 2025

This comparison provides evidence of the status of the road pre and post development. The photos evidence that the road has actually been improved post development. There is therefore no evidence of any required repairs. The details have not been assessed by the Council's Highway Maintenance department however officers consider that due to the improvement works to the road, their input is unnecessary in this case and unlikely to give rise to any additional comments. The details are therefore considered acceptable to discharge condition 14.

Condition 16

The following details have been submitted:

- Technical Note: Biodiversity Enhancement and Management Plan

The above note has been reviewed by KC Ecology. The details have been considered acceptable and in line with the requirements of the condition. Condition 16 can therefore be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development