

**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:	2026/44/91306/W
Site Address:	Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Description:	Discharge of details reserved by conditions 3 (materials), 4 (windows and doors details), 6 (boundary treatment scheme), 7 (landscaping) and 13 (lighting scheme) on previous permission 2025/92440 for erection of four dwellings
Recommending Officer:	Danielle Cooper

DECISION – APPROVE DISCHARGE OF CONDITIONS

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: 27-Jul-2026

Officer Report

2026/91306 - Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

Proposal Description

The applicant is seeking permission to discharge of details reserved by conditions 3 (materials), 4 (windows and doors details), 6 (boundary treatment scheme), 7 (landscaping) and 13 (lighting scheme) on previous permission 2025/92440 for erection of four dwellings.

Condition 3

Notwithstanding the submitted details, development above slab/foundation level shall not commence until details of all external walling and roofing materials to be used on the approved dwelling and garage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of visual amenity and to protect the green belt setting and historic environment to accord with Policy LP 24 of the Kirklees Local Plan, The Kirklees Housebuilders Design Guide SPD and guidance contained within Chapter 12, 13 and Chapter 16 of the National Planning Policy Framework 2024.

Condition 4

Notwithstanding the submitted details, all external windows and doors shall be constructed in timber or metal and shall be recessed between 100–150mm. A sample of the selected frame, together with a detailed section drawing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, and no alternative materials shall be used. The approved materials shall be retained and maintained for the lifetime of the development.

Reason: In the interests of visual amenity and the setting of the nearby Listed Buildings, to accord with Policy LP24 and LP35 of the Kirklees Local Plan, The Kirklees Housebuilders Design Guide SPD and guidance contained within Chapter 12 and Chapter 16 of the National Planning Policy Framework 2024.

Condition 6

Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site has been

submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the works comprising the approved scheme have been completed. The scheme shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of residential amenity of neighbouring occupiers, visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, principles 5 and 6 of the Council's adopted Housebuilders Design Guide SPD and Policies within Chapter 12 of the National Planning Policy Framework 2024.

Condition 7

The development shall not be brought into use until a scheme detailing hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate the planting of native trees and hedgerows. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

Reason: To ensure that there is a well laid out scheme of healthy trees, hedgerows and shrubs in the interests of amenity and providing biodiversity measures to accord with Policy LP24 of the Kirklees Local Plan, principles 5 and 6 of the Council's adopted Housebuilders Design Guide SPD and Policies within Chapter 12 of the National Planning Policy Framework 2024.

Condition 13

Prior to the installation of any external lighting, a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), shall be submitted to, and approved in writing by, the Local Planning Authority. The Sensitive Lighting Strategy will demonstrate that the lighting will not impact upon ecological networks and/or sensitive features. External lighting shall be installed in accordance with the specifications and locations set out within the approved lighting scheme and retained thereafter.

Reason: In the interests of biodiversity and in accordance with Policy LP30 and Chapter 15 of the National Planning Policy Framework 2024.

Assessment

The following has been submitted by the planning agent;

- Landscaping Layout & Boundary Details Plan ref: 2524 - 0402 - P05, received 18/05/2026
- Technical Drawing, Flush Casement Window, CASEMENT INLINE SW56, CASEMENT FL WPL 14/94, received 18/05/2026
- Window Details plan ref: 2524 - 0404 - P01, received 18/05/2026
- Proposed walling and roofing materials, ref: 2522, received 18/05/2026
- Agent email showing roof tiles to be Truestone 22mm Medium Aged York stone slates, received 21/07/2026

Condition 3 – Discharged

KC Conservation and Design were consulted and confirmed that they accept the proposed walling and roofing materials. The documents shows the details of walling stone for the proposed dwellings and garage, to be Reclaimed 6 inch Hammer Punched Coursed stone which will be sourced from P & G Stone Sales, Outlane, Huddersfield. The roof slates are to be Truestone 22mm Medium Aged York stone slates. Condition 3 can therefore be discharged. The details are acceptable for the discharge of condition 3 of previous permission 2025/92440. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Condition 4 - discharged

KC Conservation and Design were consulted and confirmed that they accept the details of the proposed windows to be timber flush casement double glazed windows with windows recessed 150mm into openings. Condition 4 can therefore be discharged. The details are acceptable for the discharge of condition 4 of previous permission 2025/92440. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Condition 6 – discharged

KC Conservation and Design and the case officer have reviewed the submitted landscape and boundary layout plan, providing details of the retained stone wall, hedges and timber fenced boundaries which are considered acceptable and would not result in any adverse harm to visual or residential amenity. Condition 6 can therefore be discharged. The details are acceptable for the discharge of condition 6 of previous permission 2025/92440. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Condition 7 – discharged

KC Conservation and Design and the case officer have reviewed the submitted landscape layout plan, providing details of hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, and details of planting mixes and a

seasonal management calendar and replacement policy. The information submitted is considered acceptable and condition can therefore be discharged. The details are acceptable for the discharge of condition 7 of previous permission 2025/92440. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Condition 13 – discharged

KC Ecology were consulted and confirmed that the submitted proposed landscaping plan which demonstrates that the lighting on the boundaries will not exceed 2lux, will be downlighting and the colour temperature will be <2700K is acceptable. Condition 13 can therefore be discharged. The details are acceptable for the discharge of condition 13 of previous permission 2025/92440. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Conclusion

Submitted information has been assessed by the case officer, KC Conservation and Design and KC Ecology and consider the information submitted to be acceptable to formally discharge conditions 3, 4, 6, 7 and 13.