

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:	2026/44/92126/W
Site Address:	Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD
Description:	Discharge of details reserved by condition 7 (surfaces) on previous permission 2025/91238 for change of use and alterations to agricultural barn to form dwelling with car port and water storage extension
Recommending Officer:	Joanna Rednall

DECISION – Discharge of Condition Approved

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 24-Sep-2026

DISCHARGE OF CONDITIONS

Site: Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD

Proposal: Discharge of details reserved by condition 7 (surfaces) on previous permission 2025/91238 for change of use and alterations to agricultural barn to form dwelling with car port and water storage extension.

The merits of the application have previously been assessed under reference 2025/91238 and permission granted for change of use and alterations to agricultural barn to form dwelling with car port and water storage extension.

ASSESSMENT

Condition 7 (surfaces)

The dwelling hereby approved shall not be occupied until all areas indicated to be used for vehicles and pedestrians within the curtilage of the dwelling has been laid out with a hardened, sealed and drained surface. Provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. Should permeable or porous surfacing be intended to be used, no dwelling house shall be occupied until a scheme detailing the intended surfacing to areas for vehicles and pedestrians for that dwelling house has been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall thereafter be retained and maintained.

Reason: *In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.*

As part of this application the following has been submitted:-

- Drawing titled 'West Barn Proposed Site Plan' reference 01_02.

The submitted site plan confirms that the areas to the front and side of West Barn would be finished with permeable loose stone chippings, with tarmac limited to the eastern area to provide a connection with the existing access road. The proposed surfacing would be permeable across the principal areas

surrounding the dwelling while providing suitable surfaces adjacent to the loose stone chippings for vehicles and pedestrians.

The submitted information would therefore accord with the aims of Condition 7 of 2025/91238, and is recommended to be discharged.

DECISION LETTER TEXT

The merits of the application have previously been assessed under reference 2025/91238 and permission granted for change of use and alterations to agricultural barn to form dwelling with car port and water storage extension.

The details submitted under this current application relate to Condition 7 (surfaces). The application is accompanied by the following:

- Drawing titled 'West Barn Proposed Site Plan' reference 01_02.

It is considered that the submitted information is acceptable for the purposes of discharging Condition 7.