

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:	2026/44/92259/W
Site Address:	Land at, Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ
Description:	Discharge of details reserved by condition 10 (crime prevention measures) on previous permission 2021/94363 for reserved matters application pursuant to outline permission 2018/90151 for erection of 17 dwellings
Recommending Officer:	William Simcock

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 28-Sep-2026

Application: 2026/92259

Site: Land at, Yew Tree Road/Burn Road, Birchenccliffe, Huddersfield, HD2 2EQ

Proposal: Discharge of details reserved by condition 10 (crime prevention measures) on previous permission 2021/94363 for reserved matters application pursuant to outline permission 2018/90151 for erection of 17 dwellings.

Assessment

Condition 10

10. Prior to the installation of any doors or windows within the hereby approved dwellings, details of measures to prevent and deter anti-social behaviour shall be submitted to and approved in writing by the LPA. These shall include window and glazing details, doors and locking systems, CCTV and alarms and cycle and motorcycle storage.

Reason: *In the interests of minimising the risk of crime and anti-social behaviour and creating a safer, more secure and sustainable neighbourhood, and to accord with Policies LP24 and LP47 of the Kirklees Local Plan and the National Planning Policy Framework.*

The following documents were submitted with the original application:

- 1) Certificate, reference 3282WDG, confirming that the doors and windows produced by Roundbrand Ltd of Doncaster are CMS Mark compliant and meet the relevant British Standards;
- 1) An untitled document which shows photographic images of a timber cycle shed plus dimensioned elevations.

KC Designing Out Crime Officer was consulted and made the following comments:

- PAS 24:2016 is somewhat obsolete now. Could the window and door standard be upgraded to PAS24:2022 if at all possible?
- The shed for cycle / motorcycle storage should be securely fixed to a suitable substrate foundation. Hinges should be reinforced with coach bolts. Storage devices/ ground anchors inside should be security rated to at least Sold Secure SS104 Bronze, STS 225 Issue 2 Burglar Resistance BR1(S), STS 205 Issue 8 Burglar Resistance BR1, LPS 1175 Issue 8 Security Rating A1, STS 501 Security Rating TR1 or STS 503 Security Rating TR1. Will the applicant meet some or all of these requirements?
- Will intruder alarms be provided in all dwellings as standard? If so, they should meet the requirements of BS EN 50131 (wired and wire free

systems). The installation should be carried out by NSI/ SSAIB approved contractor.

- Are there any plans for CCTV provision onsite?

In response, the developer provided the following additional information (09/09/2026):

1) Certification for PAS24:2022;

1) Email confirming that:

- i. the shed will be fixed to a concrete base and secured with coach bolts;
- ii. Intruder alarms will not be provided as standard and there are no plans for CCTV provision on site.

In addition, at the request of the case officer, a combined site plan (both phases of the development, totalling 27 dwellings) and key were supplied (24/09/2026) showing the location of cycle sheds within the plots. All plots except 13 and 17-20 (which are to have integral garages) are to be provided with external cycle sheds. For those that lack cycle sheds, officers consider that storage within the garage is an acceptable alternative.

The first two of the concerns raised by KC DOCO were thereby addressed. In updated comments (18/09/2026), KC DOCO stated that they were satisfied with the additional information supplied.

The case officer notes that the developer does not intend to provide intruder alarms or CCTV, which does not meet the full requirements of the wording of the condition. It appears from the available information on file that the wording of the condition as it appeared on the decision notice was not supplied by KC DOCO but was drafted by planning officers, and therefore would not necessarily have been an accurate reflection of DOCO advice. KC DOCO, in their formal consultation response on application 2021/94363, did not explicitly request the installation of CCTV but merely offered generic advice on it. They did however recommend installing an intruder alarm into each plot to provide additional security: "Suitable standards are to BS EN 50131 or PD6662 (wired alarm system) or BS 6799 (wire free alarm system). Alternatively, if intruder alarms are not being provided by the Developer, installing a 13-amp spur point a cost-effective measure to apply and will allow residents the option of purchasing their own intruder alarms."

The developer was advised that they should make such provision in order to comply with the aims and wording of the condition, and confirmed by email (24/09/2026) that they agreed to install a spur point in each dwelling.

Motorcycle storage is not explicitly mentioned. Future occupiers of dwellings that lack a garage will be able to install a ground anchor for a motorcycle should

they decide to purchase one, or store it indoors if they have a garage with spare capacity. It is considered that requiring all dwellings to have provision for motorcycle storage would be disproportionate, and notwithstanding the wording of the condition, is therefore not considered essential.

It is considered that the proposed details are sufficient to fulfil the initial purpose of the condition and are hereby recommended for approval. The condition is considered to be discharged.

Recommendation: Approve details

Report Dated: 25/09/2026

Proposed Letter Text

Condition 10 (crime prevention measures)

You have submitted the following documents pursuant to condition 10:

- An untitled document (12/08/2026) showing photographic images of a timber cycle shed plus dimensioned elevations;
- Certificate (09/09/2026) confirming windows and doors will meet PAS24:2022;
- Email (09/09/2026) confirming that the sheds will be fixed to a concrete base and secured with coach bolts;
- A combined site plan (24/09/2026) and key showing the location of cycle sheds within the plots;
- An email (24/09/2026) confirming that a spur point would be installed in each dwelling, thus enabling future occupiers to install an intruder alarm system in the future, if desired.

The proposed details are sufficient to fulfil the purposes of the condition and are hereby approved. The condition is hereby discharged.