

Lindsay Haigh

From: Francis Davies
Sent: 30 January 2018 10:08
To: DCAdmin
Subject: FW: your ref 2017/93762 berry greave marsden

Hi,

Re. Planning application 2017/93762

Please could you kindly update the above file with a revised consultation response from highways.

Many Thanks

Francis

From: Jamie Turner
Sent: 29 January 2018 10:05
To: Francis Davies
Subject: RE: your ref 2017/93762 berry greave marsden

Hi Francis,

On further reflection, given this is a conversion of an existing building that could feasibly be used frequently by agricultural traffic, the intensification of use should not have as significant an impact as could be expected from a newly-built dwelling.

Given this, Highways DM are happy with the proposals, and do not wish to resist planning permission being granted.

I would just ask that the following conditions are added to the decision notice:

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety

Kind Regards,

Jamie

From: Francis Davies
Sent: 25 January 2018 15:05
To: Jamie Turner
Subject: FW: your ref 2017/93762 berry greave marsden
Importance: High

Hi Jamie,

Re. Planning application 2017/93762

Thank you for your consultation response regarding this application however, the agent has rebuked some aspects of your assessment below. If we could have a quick chat about the proposal when your next back in I can go back to the agent with a response.

Many Thanks

Francis

From: paul Ibberson [<mailto:cadvis3d@hotmail.co.uk>] **On Behalf Of** paul Ibberson
Sent: 23 January 2018 12:43
To: Francis Davies
Cc: Oliver Garrard
Subject: Re: your ref 2017/93762 berry greave marsden
Importance: High

Hi Francis

Thanks for getting back to me.

- In response I will add the blue line boundary and issue a drawing later today
- In response to ecology's comments I have instructed an ecology appraisal, which has now been completed and will be issued once received. Therefore this should prevent the need for any pre-commencement condition.
- In response to highways comments I am a little concerned to whether Jamie has actually visited the site. The access is currently tarmaced and in a good state of repair. It also currently serves 4 other dwellings, so i doubt an increase of one dwelling will make much difference in terms of bin and emergency vehicle access, given we are not making any changes to the existing road layout, access or width. The existing road is used daily with no problems whatsoever, so I feel asking the applicant to spend more money with passing spaces is a little overkill. This development will increase traffic by around 3 cars max-so does that justify the work he suggests? Could you please ask him to come back to me with comments.
- With regards to the boundary issue the applicant has spoken with the person who complained and they have sorted everything out. I am just waiting for a written statement form the objector, withdrawing their objection and then we should be good to continue.
- Finally have you received any feedback from conservation yet?

Please let me know what you think

Many thanks

Kind Regards
Paul Ibberson

Owner & Founder

Cadvis3d (Ltd)
Architectural Design Services

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From: Francis Davies <Francis.Davies@kirklees.gov.uk>

Sent: 12 January 2018 13:51

To: 'paul Ibberson'

Subject: RE: your ref 2017/93762 berry greave marsden

Hi Paul,

Apologies for the delay in responding to your emails, I have been on annual leave during the Christmas period which was unfortunately followed by a period of sickness.

With regard to the proposed curtilage of the dwelling as raised in the last email I think it would make sense that the amenity space of the proposed matched those of the neighbouring properties and as such I would be happy for the garden space to be no more than the width of the house and extend as far back as the other houses in the row.

With regard to the red line boundary I would be happy for this to remain as existing as long as revised plans were received which clearly indicated the blue boundary as garden space associated with the dwelling as per your suggestion. As you mention I would look to condition this as part of any permission.

Finally, there has been some opposition raised with regard to land ownership as depicted by the current red line boundary and I am currently awaiting additional information from the considered individuals which would help to clarify this matter. Once I have received this information I can have a look into it and advise further.

I hope this helps to clear matters and should you have any question please do not hesitate to contact me.

Kind regards

Francis

From: paul Ibberson [<mailto:paul@cadvis3d@hotmail.co.uk>] **On Behalf Of** paul Ibberson

Sent: 10 January 2018 15:42

To: Francis Davies

Cc: Eddie Robinson; Oliver Garrard

Subject: Re: your ref 2017/93762 berry greave marsden

Hi Francis

Could you please get back to me re: my points below in previous email, as soon as possible. Would like to get this sorted so there are no delays on getting started.

Many thanks

Kind Regards

Paul Ibberson

Owner & Founder

Cadvis3d (Ltd)

Architectural Design Services

Head Office:

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From: paul Ibberson on behalf of paul Ibberson <paul@cadvis3d.co.uk>

Sent: 05 January 2018 17:36

To: Francis.Davies@kirklees.gov.uk

Cc: Eddie Robinson; Oliver Garrard

Subject: Re: your ref 2017/93762 berry greave marsden

Hi Francis, Hope you are well.

In response to your email to the applicant below I just wanted to confirm a couple of points. Firstly if we adjust the boundary line will it lead to you re-advertising the proposals and extending the decision date deadline?- this is something I would prefer to avoid. Secondly we need to allocate some land for amenity space for the new dwelling, so it matches the adjoining dwellings. With this in mind if we matched the length of the adjoining properties gardens and kept the width the same as the dwelling, then would this be acceptable?

Given the above, what I propose is a revised plan showing the red line boundary as submitted, with a second blue line indicating the area which will be allocated for amenity / garden space for the new dwelling, with the remainder within the red line to be left as green belt. This could then be conditioned

as part of the approval and then written into the new deeds once ownership is transferred over, following completion. Would this be acceptable?

With regards to the ownership issues you mentioned, the applicant can confirm there are no access issues, etc and no problems with the boundary or ownership rights, etc.

If you could please get back to me as soon as possible, so I can issue a revised plan that would be appreciated.

Many thanks

Kind Regards
Paul Ibberson
Owner & Founder

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Architectural Design Services

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From: Eddie Robinson <erobinson@frame-tech.co.uk>
Sent: 20 December 2017 19:37:49
To: paul@cadvis3d.co.uk
Subject: Fwd: your ref 2017/93762 berry greave marsden

fyi below

Sent from my iPhone

Begin forwarded message:

From: Francis Davies <Francis.Davies@kirklees.gov.uk>
Date: 20 December 2017 at 17:16:52 GMT
To: 'Eddie Robinson' <erobinson@frame-tech.co.uk>
Subject: RE: your ref 2017/93762 berry greave marsden

Dear Mr. Eddie Robinson,

Re. Planning Application 2017/93762

Thank you for your email.

I have conducted a site visit alongside a conservation and design officer, issued neighbour letters and posted site notices. Equally, I have considered the proposal in relation to planning legislation and guidance.

So far, from the assessment undertaken, I have identified some areas of concern which I hope we can address. The proposed curtilage (red line boundary) of the new dwelling is noted as being very large, encroaching into the greenbelt. As a general rule of thumb the council would normally accept domestic curtilage no greater than the area of the existing agricultural building. As such I would hope to see a significant reduction in the size of the proposed domestic curtilage.

Further to the above I have also received a representation from a member of the public which brings into question the ownership of the land and the maintenance of rights of way. Unfortunately I have not yet had the opportunity to pursue this concern so cannot comment further at the minute but would like to bring it to your attention.

In the mean-time if we could work to address the size of the proposed domestic curtilage we can continue to move the application forward.

Kind regards

Francis

From: Eddie Robinson [<mailto:erobinson@frame-tech.co.uk>]
Sent: 20 December 2017 08:29
To: Francis Davies
Subject: RE: your ref 2017/93762 berry greave marsden

Francis I was just wondering if there was any news on my planning application regards

Eddie Robinson

Director



Lock Way, Ravensthorpe, Dewsbury, West Yorkshire, WF13 3SX

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 DDI: 01924 481542
 Mobile: 07970 111684
 Fax: 01924 481549
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From: Francis Davies [<mailto:Francis.Davies@kirklees.gov.uk>]
Sent: 17 November 2017 15:59
To: Eddie Robinson <erobinson@frame-tech.co.uk>
Subject: RE: your ref 2017/93762 berry greave marsden

Hi Eddie,

Thank you for your email regarding a site visit. I hope to attend within the next two weeks.

Kind regards

Francis

From: Eddie Robinson [<mailto:erobinson@frame-tech.co.uk>]
Sent: 16 November 2017 11:14
To: Francis Davies
Subject: your ref 2017/93762 berry greave marsden

Francis regarding visiting the above site, access into the barn and the surrounding area is available at any time the attached farmhouse has no ownership of the barn, my father lives in the bungalow just above the barn if you need to speak to him he is 87 years old and a little hard of hearing, please contact myself on my mobile if you require any additional information

regards

Eddie Robinson



Lock Way, Ravensthorpe, Dewsbury, West Yorkshire, WF13 3SX

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