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Contact Officer: Richard Dunne – 01484 221000

## **KIRKLEES COUNCIL**

### **PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**

**Friday 16 January 2015**

Present: Councillor Kane (in the Chair)  
Councillors Cooper, D Firth, E Firth, Hemingway, Hughes, Lyons, Patrick,  
Sarwar, Sims, Sokhal, Walton and Wilkinson

#### **1 Membership of the Committee**

Councillor Patrick substituted for Councillor Bellamy

Councillor E Firth Substituted for Councillor S Hall

#### **2 Site Visits**

The Sub-Committee visited the sites of the following proposals:

- (a) Application 2014/93008 – Erection of detached dwelling at 8 Dingley Road, Edgerton, Huddersfield.
- (b) Application 2014/91963 – Erection of detached garage and workshop/garden store at Thorpe House Nursing Home, 20-22 Finthorpe Lane, Almondbury, Huddersfield.
- (c) Application 2014/92112 - Erection of 1 pair of semi-detached dwellings at land adjacent to 49 Helme Lane, Meltham, Holmfirth.
- (d) Application 2014/92634 - Variation Condition 2 (plans) on previous permission 2006/93156 for demolition of mill and outbuildings and erection of 23 townhouses and apartments with garages (partly within Curtilage of Listed Building) at former Albion Mills, Mill Moor Road, Meltham, Holmfirth.
- (e) Application 2014/91342 - Outline application for residential development adjacent to 80 Mill Moor Road, Meltham, Holmfirth.

#### **3 Minutes of previous meeting**

The Minutes of the Sub Committee meeting held on 4 December 2014 were approved as a correct record.

**4 Interests and Lobbying**

In connection with item 15 – Planning Applications, Members declared interests and identified planning applications in which they had been lobbied as follows:

Councillors Hemingway, Hughes, Wilkinson, Walton, Sarwar, Lyons and Kane lobbied on Application 2014/91963.

Councillor Wilkinson declared an 'other' interest in Application 2014/91963 on the grounds that she knew both the applicant and an objector and in the interest of transparency would not take part in the determination of the application.

Councillors Hughes, Walton and Kane lobbied on Application 2014/93504.

Councillors Hughes, Wilkinson, Walton, Sokhal, Sarwar, Lyons and Cooper lobbied on Application 2014/91342.

Councillor Lyons lobbied on Application 2014/92112.

Councillor Kane lobbied on Application 2014/92634.

Councillor Lyons declared an 'other' interest in Application 2014/92634 on the grounds that he was a member of Meltham Town Council and his daughter lived opposite the proposed site.

**5 Admission of the Public**

The Sub Committee considered the question of the exclusion of the public and determined that all items be taken in public session.

**6 Deputations/Petitions**

No deputations or petitions were received.

**7 Public Question Time**

No questions were asked.

**8 Future Changes to Section 106 Planning Obligations**

The Sub Committee received a report that outlined some significant changes to the way in which S106 contributions would be secured in the future.

**RESOLVED** - That the report be noted.

**9 Local Authority Appeals**

The Sub Committee received a report which set out details of the decisions of the Planning Inspectorate in respect of appeals submitted against decisions of the Local Authority.

**RESOLVED** – That the report be noted.

**10 Planning Enforcement Update, Baharkat Supermarket, 279 Manchester Road, Crosland Moor, Huddersfield**

The Sub Committee considered a report which set out details of the current position with respect to outstanding breaches of planning control at 279 Manchester Road, Crosland Moor.

The report contained a background to the enforcement issues, the implications for the Council and the officers recommendations and reasons.

The Sub Committee also heard representation for Mr Ahmed who was the owner of the property.

**RESOLVED** - That an enforcement notice be issued in order to address the unauthorised works and that the requirement of the notice stipulates that the roof of the building be returned to its external appearance prior to the unauthorised works being carried out.

**11 Planning Applications**

The Sub Committee considered the schedule of the Planning Applications. Under the provisions of the Councils Procedural Rule number 37, the Sub Committee heard representations from the members of the public in respect of the following applications;-

- (a) Application 2014/92041 – Alterations to part of premises to form taxi office and erection of canopy at Baharkat Supermarket, 279 Manchester Road, Crosland Moor, Huddersfield – Andrew Keeling (planning agent)
- (b) Application 2014/93008 – Erection of detached dwelling at 8 Dingley Road, Edgerton, Huddersfield – Paul Dyson (applicant)
- (c) Application 2014/91963 – Erection of detached garage and workshop/garden store at Thorpe House Nursing Home, 20-22 Finthorpe Lane, Almondbury, Huddersfield – Mr John Smithson, Malcolm Sizer (objectors) and Daniel Heneghan (agent)
- (d) Application 2014/92634 – Variation Condition 2 (plans) on previous permission 2006/93156 for demolition of mill and outbuildings and erection of 23 townhouses and apartments with garages (partly within Curtilage of Listed Building) at former Albion Mills, Mill Moor Road, Meltham, Holmfirth – Chris Hawksworth (objector) and Michael Gilbert (agent)
- (e) Application 2014/91342 – Outline application for residential development adjacent to 80 Mill Moor Road, Meltham, Holmfirth – Chris Hawksworth and Malcolm Sizer (objectors) and Darren Oldman (applicant)

- (f) Application 2014/93504 – Change of use of second floor office suite to (D1) health and medical (within a Conservation Area) at 14 Cloth Hall Street, Huddersfield – Barbara Madeja (objector) and Susan Dickinson (speaking on behalf of the applicant)

**RESOLVED** - That the applications under the planning acts included in the list submitted for the consideration of the Sub Committee be determined as now indicated and that the schedule of such decisions be circulated to Members.

DOC1454A

**KIRKLEES COUNCIL**  
**LIST OF PLANNING APPLICATIONS DECIDED BY**  
**PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**  
**16 JANUARY 2015**

**APPLICATION NO.**

2014/92041

**DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

Mrs S Ahmed – Alterations to part of premises to form taxi office and erection of canopy – Baharkat Supermarket, 279, Manchester Road, Crosland Moor, Huddersfield, HD4 5AA

**CONDITIONAL FULL APPROVAL FOR A 12 MONTH TEMPORARY PERIOD**

- (1) The use hereby permitted shall be discontinued 12 months from the date of this permission.
- (2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
- (3) The external facing and roofing material of the canopy extension shall match the existing building in terms of type and colour.
- (4) A scheme specifying the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting shall be submitted to and approved in writing by the Local Planning Authority before the taxi/private hire is first brought into use. These measures shall be implemented before any of the lighting is first brought into use and thereafter the artificial lighting shall be operated in accordance with the approved scheme and maintained as such. The scheme shall include the following:-
  - (i) The proposed design level of maintained average horizontal illuminance for the site.
  - (ii) The predicted vertical illuminance that will be caused by lighting when measured at windows of any properties in the vicinity.
  - (iii) The proposals to minimise or eliminate glare from the use of the lighting installation.
  - (iv) The proposed hours of operation of the lighting.
- (5) The permission hereby granted shall be limited to the use at any one time of four licensed private hire vehicles only.
- (6) Notwithstanding the car parking layout shown on drawing no.100 Rev A and extract from the Proposed Site Layout, the car parking layout is not approved. A comprehensive layout scheme of the car parking area, including the provision of 4no. car parking spaces for vehicles associated with the proposed taxi/private hire vehicles and turning area(s) for service vehicles to serve the uses on the site, shall be submitted to and approved in writing by the Local Planning Authority and laid out

**APPLICATION NO.                      DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

2014/92041 Cont'd

in accordance with the approved scheme before the use commences and thereafter retained.

(7) Notwithstanding the details shown on the submitted plans, other than those hereby approved (taxi/private hire office extension and previously approved canopy), this permission does not relate to or grant permission for any alterations or other operational development proposed or carried out to the building known as 279 Manchester Road.

(8) The site shall not be used for the waiting, collecting or depositing of passengers.

(9) A scheme detailing the vehicular crossing on Manchester Road being extended to the limits of the site access, as detailed on the approved plan ref 100 Rev A, shall be submitted to and approved in writing by the Local Planning Authority and the approved works implemented before the use commences. Thereafter, the implemented works shall be retained.

**A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:**

**FOR:** Councillors E Firth, Hughes, Wilkinson, Walton, Sarwar, Sokhal, Lyons, Cooper and Kane (9 Votes)

**AGAINST:** (0 Votes)

**ABSTAINED:** Councillors Hemingway, Patrick, Sims and D Firth

**(THE DECISION WAS MADE IN LINE WITH THE REASONS GIVEN IN THE OFFICERS REPORT)**

2014/93008

P Dyson – Erection of detached dwelling – 8 Dingley Road, Edgerton, Huddersfield, HD3 3AY

**CONDITIONAL FULL PERMISSION**

(1) The development hereby permitted shall be begun within three years of the date of this permission.

(2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

(3) Samples of all facing and roofing materials shall be inspected on site by, and approved in writing by, the Local Planning Authority, before development commences and the

**APPLICATION NO.**

2014/93008 Cont'd

**DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

development shall be implemented using the approved materials.

(4) A scheme detailing the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall not be brought into use until the works comprising the approved scheme have been completed and thereafter retained.

(5) The window in the east (side) elevation shall be fitted with obscure glazing before the dwelling is first brought into use. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Act or Order with or without modification), this window shall be retained obscure glazed thereafter.

(6) Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Act or Order with or without modification) no new door or window openings other than those expressly authorised by this permission shall be constructed in the external side walls or roof of the dwelling at any time.

(7) The development shall not be occupied until sight lines of 2.0m x site frontage have been cleared of all obstructions to visibility exceeding 1.0m in height. These shall thereafter be retained as such.

(8) The development shall not be occupied until all areas indicated to be used for parking and vehicular access to the new dwelling on the submitted/listed plan(s) have been laid out with a hardened and drained surface. These shall thereafter be retained free from obstruction to their use for vehicular parking and access.

(9) Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until such approved drainage scheme has been provided on the site to serve the development and thereafter retained.

(10) Development shall not commence until a scheme detailing landscaping, including the indication of existing trees and



**APPLICATION NO.**

2014/93008 Cont'd

**DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

hedgerows on and adjoining the site, details of any to be retained, together with measures for their protection in the course of the development, has been submitted to and approved in writing by the Local Planning Authority. 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.

(11) Prior to development commencing, protective fencing in accordance with British Standard BS 5837 shall be erected around all protected trees adjacent to the northern boundary of the site and around trees to be retained on the site, at least to the extent of the crown spread of individual trees.

(12) The following biodiversity enhancement measures shall be installed before the dwelling is first occupied:

(i) One bat box, integral to the new dwelling within the site, installed in a south facing wall at least 5 metres from the ground and not located above windows or doors.

(ii) One woodcrete sparrow terrace, integral to the new dwelling within the site, installed in a north facing gable at least 3 metres from the ground and not located above windows or doors.

These shall thereafter be retained.

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A,B,C and E of Part 1 of Schedule 2 to that Order shall be carried out.

**A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:**

**FOR:** Councillors Hemingway, Patrick, Sims, D Firth, E Firth, Hughes, Wilkinson, Walton, Sarwar, Sokhal, Lyons, Cooper and Kane (13 Votes)

**AGAINST:** (0 Votes)

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2014/93008 Cont'd	(THE DECISION WAS MADE IN LINE WITH THE REASONS GIVEN IN THE OFFICERS REPORT AND IN THE UPDATE LIST)
2014/91963	<p>D Croft – Erection of detached garage and workshop/garden store – Thorpe House Nursing Home, 20-22, Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU</p> <p>GRANT CONDITIONAL FULL PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:</p> <p>(i) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS INCLUDING THOSE SET OUT IN THE SUBMITTED REPORT TOGETHER WITH AN ADDITIONAL CONDITION THAT THE PITCH OF THE ROOF IS REDUCED TO 28 DEGREES, AND THAT ROOFLIGHTS ARE DELETED FROM THE ROOF; AND</p> <p>(ii) TO ISSUE THE DECISION</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:</p> <p>FOR: Councillors Hemingway, Patrick, E Firth, Hughes, Sarwar, Sokhal, Cooper and Kane (8 Votes)</p> <p>AGAINST: Councillors Sims, D Firth, Walton and Lyons (4 Votes)</p> <p>ABSTAINED: Councillor Wilkinson</p> <p>(THE DECISION WAS MADE IN LINE WITH THE REASONS GIVEN IN THE OFFICERS REPORT AND THE UPDATE LIST)</p>
2014/92112	<p>Nick Saunders – Erection of 1 pair of semi-detached dwellings – Land adjacent 49, Helme Lane, Meltham, Holmfirth, HD9 5PF</p> <p>DEFERRED (THE SUB COMMITTEE AGREED TO THE REQUEST FROM THE APPLICANTS AGENT TO DEFER THE APPLICATION TO THE NEXT MEETING OF THE COMMITTEE)</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:</p> <p>FOR: Councillors Hemingway, Patrick, Sims, D Firth, E Firth, Hughes, Wilkinson, Walton, Sarwar, Sokhal, Lyons, Cooper and Kane (13 Votes)</p> <p>AGAINST: (0 Votes)</p>

**APPLICATION NO.                      DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

2014/92634

Hurstwood Holdings – Variation condition 2 (plans) on previous permission 2006/93156 for demolition of mill and outbuildings and erection of 23 townhouses and apartments with garages (partly within curtilage of Listed Building) – Former Albion Mills, Mill Moor Road, Meltham, Holmfirth, HD9 5JY

APPROVE VARIATION TO CONDITION 2 OF PLANNING PERMISSION NO. 2006/93156 SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:

- (i) SECURE A SECTION 106 OBLIGATION RELATING TO THE PROVISION OF ON-SITE POS AND THE PAYMENT OF OFF-SITE POS CONTRIBUTIONS
- (ii) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS
- (iii) ISSUE THE DECISION NOTICE.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:

FOR: Councillors Hemingway, Patrick, D Firth, E Firth, Hughes, Wilkinson, Walton, Sarwar, Sokhal, Cooper and Kane (11 Votes)

AGAINST: (0 Votes)

ABSTAINED: Councillor Sims

(THE DECISION WAS MADE IN LINE WITH THE REASONS GIVEN IN THE OFFICERS REPORT, THE UPDATE LIST AND VERBAL UPDATE)

2014/91342

D Oldham – Outline application for residential development – adj 80, Mill Moor Road, Meltham, Holmfirth, HD9 5LW

CONDITIONAL OUTLINE PERMISSION

(1) Approval of the details of the appearance, landscaping, layout and scale (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the appearance, landscaping, layout and scale shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

(3) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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2014/91342 Cont'd

(4) The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or in the case of approval of different dates, the final approval of the last such matter to be approved.

(5) No material operation as defined in Section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of affordable housing have been submitted to and approved in writing by the Local Planning Authority. The arrangements shall cover the following matters:-

(a) the number and type of affordable housing units to be provided.

(b) the layout and disposition of the units affordable housing to be provided.

(c) the timescale for the implementation and completion of the affordable housing units;

(d) the mechanism for ensuring that the affordable housing units remain affordable for both the initial and subsequent occupiers.

(6) No material operation as defined in section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of public open space to serve the development and arrangements for the provision of a scheme of works for the ecological enhancement of the adjacent green corridor (Meltham Dyke) within the blue line boundary on the approved location plan have been submitted to and approved in writing by the Local Planning Authority. The arrangements shall cover the following matters:-

(a) the layout and disposition of the public open space.

(b) the timescale for the implementation and completion of the works to provide the public open space and the scheme of works for the ecological enhancement of the adjacent green corridor;

(c) the mechanism for ensuring that the public open space will be available for public within perpetuity.

(d) maintenance of the public open space in perpetuity.

(7) Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.

(8) Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to Condition 7 development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

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2014/91342 Cont'd

(9) Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 8 development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measure.

(10) Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 9. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Local Planning Authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

(11) Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

(12) Notwithstanding the requirements of conditions 1 and 2 the submission of any reserved matters pertaining to 'landscape' shall incorporate the planting of native tree and shrub species and shall include the land edged in blue shown on the location plan no. 14/D14/OS rev D.

(13) No development shall take place until details of a minimum of 6 woodcrete bird boxes (for starlings), three terraces (for sparrows), and three bat tubes Schweglar type 1FR or similar, all integral to the new dwellings, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in full accordance with the approved details prior to the first occupation of the development.

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2014/91342 Cont'd

**NOTE:** Bat tubes should be sited away from artificial lighting and not located above windows and doors.

(14) The site shall be developed with separate systems of drainage for foul and surface water on and off site.

(15) Development shall not commence until a scheme detailing foul, surface water and land drainage, (including draining of boggy ground, off site works, treatment of surface water, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and the scheme shall thereafter be retained throughout the lifetime of the development.

(16) There shall be no pumped discharge of surface water or sewerage from the development to any outfall.

(17) The development shall not commence until an intrusive survey has been carried out to identify the current land drainage infrastructure serving the site and its condition. An assessment of this infrastructure with regard to flood risk and surface water drainage, incorporating an assessment of potential remedial work and risk reduction measures, shall be submitted to and approved by the Local Planning Authority alongside the drainage strategy for the development.

(18) Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 5 litres per second per hectare has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100 year storm event, with an appropriate allowance for climate change. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The storage facility and flow restriction shall then be maintained and managed in accordance with the approved scheme.

(19) The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, exceedance events and blockage

**APPLICATION NO.****DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

2014/91342 Cont'd

scenarios, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall not be occupied until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

(20) Details of infrastructure to provide charging plug-in points to promote modes of transport with ultra-low emissions within the curtilage of dwellings shall be submitted to and approved in writing by the Local Planning Authority before development commences. Thereafter the development shall be completed in accordance with the approved details and the charging plug-in points made operational before first occupation of the dwellings and retained throughout the lifetime of the development.

(21) No development shall take until a scheme to demonstrate unrestricted vehicular access to the remaining housing allocation H2.3 as defined on the Kirklees Unitary Development Plan, has been submitted to and approved in writing by the Local Planning Authority. The access road shall be sufficient to serve the likely capacity to serve the remaining housing allocation. The development shall be completed in accordance with the approved details and the access thereafter retained and kept free of obstructions.

(22) Before development commences, the wall to the site frontage shall be set back to the rear of the proposed 2.4 x 43m visibility splays as shown on plan number 14/D14/03 REV H and shall be cleared of all obstructions to visibility and hard surfaced in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility splays shall be retained cleared of all obstructions to visibility and hard surfaced in accordance with the details so approved.

(23) 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 Agency's 'Guidance on the permeable surfacing of front gardens (parking areas in terms of this application)' published 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained.

(24) No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the proposed phasing of works, full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an

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2014/91342 Cont'd

**DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

independent safety audit covering all aspects of work. The scheme shall be completed in accordance with the details so approved and retained thereafter.

(25) 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.

**NOTE:** Link to Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens' published 13<sup>th</sup> May 2009 (ISBN 9781409804864): [www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

**NOTE:** The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 414700) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

**NOTE:** Adoption under Section 38 of the Highways Act: It is brought to the Applicants' notice that the Highway Development, Investment & Regeneration, Civic Centre 3, Market Street, Huddersfield HD1 2JR (Kirklees Street Care: 0800 7318765 or 'Highways.Section38@kirklees.gov.uk') must be contacted to discuss road adoption arrangements under Section 38 of the Highways Act 1980.

**NOTE:** To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours Mondays to Fridays  
08.00 and 13.00 hours, Saturdays

With no working Sundays or Public Holidays  
In some cases, different site specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from



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2014/91342 Cont'd

construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:

FOR: Councillors E Firth, Hughes, Wilkinson, Walton, Sarwar, Sokhal, Lyons, Cooper and Kane (9 Votes)

AGAINST: Councillors Patrick and Sims (2 Votes)

ABSTAINED: Councillors Hemingway and D Firth

(THE DECISION WAS MADE IN LINE WITH THE REASONS GIVEN IN THE OFFICERS REPORT AND IN THE UPDATE LIST)

2014/92408

G Jolley - Outline application for erection of 22 dwellings and garages, and formation of associated car parking, access and landscaping - adj Spotted Cow, 404, New Hey Road, Salendine Nook, Huddersfield, HD3 4GP

APPLICATION WITHDRAWN

2014/93504

Rosalind Chandler, Marie Stopes United Kingdom - Change of use of second floor office suite to (D1) health and medical (within a Conservation Area) - 14 Cloth Hall Street, Huddersfield, HD1 2EG

CONDITIONAL FULL PERMISSION

(1) The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.

(2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:

FOR: Councillors D Firth, E Firth, Hughes, Wilkinson, Walton, Sarwar, Sokhal, Lyons, Cooper and Kane (10 Votes)

AGAINST: (0 Votes)

ABSTAINED: Councillors Hemingway, Patrick and Sims

<b>APPLICATION NO.</b>	<b>DESCRIPTION, LOCATION OF PROPOSAL AND DECISION</b>
2014/93504 Cont'd	(THE DECISION WAS MADE IN LINE WITH THE REASONS GIVEN IN THE OFFICERS REPORT)
2014/93522	B Whitehead - Erection of single storey extension to front - 25 Deer Croft Avenue, Salendine Nook, Huddersfield, HD3 3SH
	<b>CONDITIONAL FULL PERMISSION</b>
	(1) The development hereby permitted shall be begun within three years of the date of this permission.
	(2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
	<b>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURAL RULES AS FOLLOWS:</b>
	FOR: Councillors Hemingway, Patrick, Sims, D Firth, E Firth, Hughes, Wilkinson, Walton, Sarwar, Sokhal, Lyons, Cooper and Kane (13 Votes)
	AGAINST: (0 Votes)
	(THE DECISION WAS MADE IN LINE WITH THE REASONS GIVEN IN THE OFFICERS REPORT)