

KIRKLEES COUNCIL
LIST OF PLANNING APPLICATIONS DECIDED BY
PLANNING SUB-COMMITTEE (HUDDERSFIELD)
18 FEBRUARY 2016

APPLICATION NO. DESCRIPTION, LOCATION OF PROPOSAL AND DECISION

2015/91640

Conroy Homes Ltd - Outline application for residential development - Mill Moor Road, Meltham, Holmfirth, HD9 5LW

CONDITIONAL OUTLINE APPROVAL SUBJECT TO DELEGATION TO OFFICERS TO:

(i) SECURE A S106 OBLIGATION FOR THE FUTURE MAINTENANCE OF THE PROPOSED SURFACE WATER DRAINAGE INFRASTRUCTURE

(ii) SECURE A UNILATERAL UNDERTAKING (S106 OBLIGATION) OR IMPOSE SUITABLE CONDITIONS FOR THE PROVISION OF AFFORDABLE HOUSING AND EDUCATION CONTRIBUTIONS AS NECESSARY

(iii) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS

(iv) SUBJECT TO THERE BEING NO SUBSTANTIVE CHANGE THAT WOULD ALTER THE RECOMMENDATION, ISSUE THE DECISION NOTICE.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;

FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lawson, Lyons, AU Pinnock, Sokhal, J Taylor, Ullah and Wilkinson (12 Votes)

AGAINST: (0 Votes)

ABSTAINED: Councillor Sims

2015/92638

A Pogson & S Lockwood, Abacus Stone Sales - Erection of 2 pairs of semi-detached dwellings (4 no. new dwellings) - Land at Station Road, Meltham, Holmfirth, HD9 4NL

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 approved plans and specifications schedule except as may be required by other conditions which shall in all cases take precedence.

(3) Samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of the dwellings commences

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and the development shall be implemented in accordance with the approved details.

(4) A scheme detailing the layout, construction and specification of the highway works as shown on approved drawing number 802/101 comprising:

(a) works at the site access with Station Road;

(b) 1.2m wide footway at the northern flank of Station Road, as indicated on the drawing;

(c) widening and surfacing of Station Road to 4.8m width, as indicated on the drawing; and

(d) provision of a turning facility sufficient to accommodate an 11.6m long refuse vehicle within the application site

(e) new lighting columns to Station Road

(f) relaying of stone setts as indicated on the drawing and all associated highway works, and the appropriate Road Safety Audit, shall be submitted to and approved in writing by the Local Planning Authority before development commences.

The scheme shall include construction specifications, kerbing, white lining, signing, and surface finishes. The development shall not be brought into use until all the works under the approved scheme have been carried out and completed in accordance with the approved scheme and retained thereafter.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order (with or without modification)) no buildings or extensions included within Classes A, B, C and E of Part 1, Schedule 2 to that Order shall be carried out within the application site boundary without the prior written consent of the Local Planning Authority.

(6) The development shall not be brought into use until the areas to be used for turning and external parking as indicated on the approved site plan have been laid out with a hardened and drained surface. The surfacing shall be in accordance with the Communities and Local Government and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order with or without modification) these areas shall be so retained, free of obstructions and available for the parking and turning of vehicles.

(7) Notwithstanding the submitted plans, details of all retaining walls for the development, showing their location, height and facing materials, shall be submitted to and approved in writing by the Local Planning Authority before development

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commences. The retaining walls shall be erected in accordance of the approved details and thereafter retained.

(8) A scheme demonstrating an adequately designed soakaway for an effective means of drainage of surface water on this development/site shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall include percolation tests in accordance with BRE Digest 365 along with calculations demonstrating that the designed soakaways can store a critical 1 in 30 year storm event and can empty by 50% within 24 hours. Where soakaways are proven not to be an effective means of draining surface water, an alternative surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority before development commences. The dwellings shall not be occupied until the works comprising the approved scheme have been completed. The drainage scheme shall thereafter be retained.

(9) 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.

(10) Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 9, 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.

(11) Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 10, 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 measures.

(12) Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 11. 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

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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.

(13) 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.

(14) One electric vehicle recharging point shall be installed within the dedicated parking area or integral garage for each of the approved dwellings before the dwelling to which the recharging point relates is first occupied. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging points so installed shall thereafter be retained.

(15) A total of 4 bat boxes, in the form of a Schwegler type 1FR/2FR or similar, shall be installed on the exterior of the development hereby approved. The boxes shall be located on an elevation with an easterly, westerly or southerly aspect, at least 4 metres above ground level and not directly above any doors or windows. The bat boxes shall be provided before the 4th dwelling is occupied and thereafter retained.

(16) A total of two woodcrete sparrow terrace nest boxes and two nest boxes suitable for swifts shall be installed on the exterior of the development hereby approved. The boxes shall be located on the north facing elevation of the buildings at least 3m above ground level and not directly above any doors or windows. The boxes shall be provided before the 4th dwelling is occupied and thereafter retained.

(17) A woodcrete nest box suitable for starlings shall be mounted on two of the mature protected trees that are contiguous to the southern boundary of the application site and indicated on the proposed overall site plan (2901(0-)15 Rev B). The boxes shall be mounted at least 4m above ground level and above a clear stem. The boxes shall be provided before the 4th dwelling is occupied and thereafter retained.

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(18) All new street lighting shall be designed so as to minimise light spill outside of the application site boundary. Details of the design measures to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority before the street lighting is installed. The lighting shall be installed in accordance with the approved details before the dwellings are occupied and thereafter retained.

(19) Notwithstanding the submitted details, a landscaping scheme for the site based upon native species shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved is first occupied. The approved landscaping scheme shall be implemented in full no later than the first available planting season after the first occupation of the third dwelling and, from its completion, shall 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.

(20) A scheme detailing the proposed boundary treatment for the part of the application site which is currently used as grazing land shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied. The works comprising the approved scheme shall be completed prior to the dwellings first being occupied and shall be retained thereafter.

(21) Notwithstanding the provisions of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order (with or without modification)), no boundary walls or fences shall be erected that would impede or obstruct the free movement of hedgehogs.

(22) Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

(23) Details of any works to the protected trees which abut and / or overhang the access to the site which are necessary to construct the development shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out and shall be carried out to British Standard 3998. All

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2015/92638 Cont'd	<p>works to the protected trees shall be carried out in accordance with the approved details.</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p>FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lawson, Lyons, AU Pinnock, Sokhal, Sims, J Taylor, Ullah and Wilkinson (13 Votes)</p> <p>AGAINST: (0 Votes)</p>
2015/92205	<p>Mr R Barber - Outline application for single dwelling - Land off, Round Ings Road, Outlane, Huddersfield, HD3 3FQ</p> <p>CONDITIONAL OUTLINE PERMISSION</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p>FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lawson, Lyons, AU Pinnock, Sokhal, Sims, J Taylor and Ullah (12 Votes)</p> <p>AGAINST: Councillor Wilkinson (1 Vote)</p>
2015/93282	<p>D Hair - Erection of detached dwelling with integral garage - Plot 19, Honey Head Lane, Honley, Holmfirth, HD9 6RW</p> <p>CONDITIONAL FULL PERMISSION</p> <p>(1) The development hereby permitted shall be begun within three years of the date of this permission.</p> <p>(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.</p> <p>(3) Finished ground floor level shall be no higher than those shown on the approved sectional drawing (148.3m above Ordnance Datum Level).</p> <p>(4) The site shall be developed by means of a separate system of foul and surface water drainage before the dwelling is first occupied.</p> <p>(5) No piped discharge of surface water from the application site shall take place until a scheme of surface water drainage works have completed, in accordance with details to be first submitted</p>

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to and approved in writing by the Local Planning Authority.

(6) The walling materials shall be regularly coursed natural stone. Samples of all facing and roofing materials shall be submitted to or inspected on site by, and approved on writing by, the Local Planning Authority before the superstructure of the dwelling commences. The development shall be carried out using the approved materials.

(7) 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 2015 (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 north side wall of the dwelling at ground floor level at any time, and the door in the north side elevation shall either be solid or fitted with obscure glazing only.

(8) 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 2015 (or any order revoking or re-enacting that Act or Order with or without modification including paragraph A.1(ea)), no extensions or outbuildings shall be erected, altered or constructed within the land edged in red on the approved location plan without full planning permission having been first obtained from the Local Planning Authority.

(9) Notwithstanding the provisions of section 55(2)(a)(i) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) the integral garage shall be retained as such and shall not be converted to living accommodation.

(10) All areas to be used for the parking and turning of motor vehicles shown on the proposed block plan dated 21-Jan-2016 shall be laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance before the dwelling is first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions thereafter.

(11) Details of fencing or other boundary treatments for the proposed dwelling shall be submitted to and approved in writing

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by the Local Planning Authority before the dwelling is first occupied and the approved scheme of boundary treatments shall be implemented in full before the dwelling is first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), the boundary treatments shall thereafter be retained.

(12) The landscaping scheme shown on the approved plans shall be implemented before first occupation of the dwelling, and shall be maintained for a period of five years from the completion of planting works. The green shaded areas shall be grass or other soft landscaping, the red shaded areas shall be laid with natural stone flags or block paving.

(13) The external parking area shall have a minimum width of 4.8m.

(14) One electric vehicle recharging point shall be installed within the dedicated parking area or integral garage for the approved dwelling before the dwelling is first occupied. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging points so installed shall thereafter be retained.

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, Flint Street, Fartown, Huddersfield (Kirklees Street Care: 0800 7318765) 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.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:

FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lawson, Lyons, AU Pinnock, Sokhal, Sims, J Taylor, Ullah and Wilkinson (13 Votes)

AGAINST: (0 Votes)

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2015/93121	<p data-bbox="523 219 1417 291">Mr & Mrs J & K Hyde - Erection of first floor extension over garage - 19, Kistvaen Gardens, Meltham, Holmfirth, HD9 5NQ</p> <p data-bbox="523 331 1050 369">CONDITIONAL FULL PERMISSION</p> <p data-bbox="523 409 1388 481">(1) The development hereby permitted shall be begun within three years of the date of this permission.</p> <p data-bbox="523 521 1449 694">(2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.</p> <p data-bbox="523 734 1404 840">(3) The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.</p> <p data-bbox="523 880 1417 952">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p data-bbox="523 992 1425 1097">FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lawson, Lyons, AU Pinnock, Sokhal, Sims, J Taylor, Ullah and Wilkinson (13 Votes)</p> <p data-bbox="523 1137 821 1176">AGAINST: (0 Votes)</p>
2015/92802	<p data-bbox="523 1216 1417 1321">Mr L Johal - Modified proposals for erection of extensions and boundary treatment - 9, Prince Wood Lane, Birkby, Huddersfield, HD2 2DG</p> <p data-bbox="523 1361 1441 1433">DEFER CONSIDERATION OF THE APPLICATION TO ALLOW THE SUB COMMITTEE TO UNDERTAKE A SITE VISIT</p> <p data-bbox="523 1473 1417 1545">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p data-bbox="523 1585 1425 1691">FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lawson, Lyons, AU Pinnock, Sokhal, Sims, J Taylor, Ullah and Wilkinson (13 Votes)</p> <p data-bbox="523 1731 821 1769">AGAINST: (0 Votes)</p>
2015/93246	<p data-bbox="523 1798 1377 1904">M Pearson - Demolition of detached garage and erection of extension - Wildspur Cottage, 33, Sheffield Road, New Mill, Holmfirth, HD9 7ES</p> <p data-bbox="523 1944 1050 1982">CONDITIONAL FULL PERMISSION</p> <p data-bbox="523 2022 1417 2094">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p>

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2015/93246 Cont'd	<p>FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lyons, AU Pinnock, Sokhal, Sims, J Taylor and Ullah (11 Votes)</p> <p>AGAINST: Lawson and Wilkinson (2 Votes)</p>
2015/93107	<p>N Boothroyd & G Watson - Erection of extensions - 42, St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX</p> <p>CONDITIONAL FULL APPROVAL</p> <p>(1) The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.</p> <p>(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.</p> <p>(3) The external walls of the extensions hereby approved shall be brick which in all respects matches that of the existing property. The extensions shall be thereafter retained in this material.</p> <p>(4) The external roofing materials of the extensions and front dormer hereby approved shall be concrete tiles which match those of the existing property. This roofing material shall be thereafter retained.</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p>FOR: Councillors Bellamy, D Firth, E Firth, Hemingway, Khan, Lawson, Lyons, AU Pinnock, Sokhal, Sims, J Taylor Ullah and Wilkinson (13 Votes)</p> <p>AGAINST: (0 Votes)</p>