

KIRKLEES COUNCIL
LIST OF PLANNING APPLICATIONS DECIDED BY
STRATEGIC PLANNING COMMITTEE
19 MAY 2016

APPLICATION NO.

DESCRIPTION, LOCATION OF PROPOSAL AND DECISION

2015/93803

Philip Peaker - Change of use of land to form extension to area for camping and motorhome use - Holme Valley Camping and Caravan Park, Woodhead Road, Thongsbridge, Holmfirth

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 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.

(3) The site outlined in red on shall only be used for the purposes of camping by means of tents or motorhomes between Easter and 31st October in any given calendar year with a maximum number of 35 pitches at any one time occupying the site. At no time shall caravans be permitted to use the site outlined in red.

(4) The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) by Mr Ben Humphreys and the following mitigation measures detailed within the FRA shall be submitted to an approved in writing by the Local Planning Authority before development is brought into use:

(i) Production of a flood evacuation plan including: identification and provision of safe route(s) into and out of the site to an appropriate safe haven, and signing up to the EA's Flood Warning Service.

The mitigation measures shall be fully implemented prior to occupation and maintained thereafter.

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

FOR: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock & G Turner (6 Votes)

AGAINST: (No Votes)

2015/94112

Lidl UK Gmbh Ltd & SJS (3) Ltd - Demolition of all existing buildings and erection of Class A1 food store with associated parking, access, servicing and landscaping - former works, Station Road, Mirfield

APPLICATION NO.

2015/94112 Cont'd

DESCRIPTION, LOCATION OF PROPOSAL AND DECISION

GRANT CONDITIONAL FULL PLANNING PERMISSION
SUBJECT TO DELEGATION OF AUTHORITY TO OFFICERS
TO:

(1) RESOLVE ALL OUTSTANDING DRAINAGE MATTERS.
(2) IMPOSE ALL NECESSARY AND APPROPRIATE
CONDITIONS WHICH MAY INCLUDE THOSE LISTED BELOW;
AND
(3) SUBJECT TO THERE BEING NO CHANGES WHICH
MATERIALLY AFFECT THIS RECOMMENDATION, ISSUE THE
DECISION NOTICE.

(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.

(3) Construction shall not commence on the hereby approved food store building until details of external materials to be used have been submitted to and approved in writing by the Local Planning Authority. No materials other than those approved in accordance with this condition shall be used.

(4) The net sales area of the store hereby permitted shall not exceed 1,689 sq.m including, for the avoidance of doubt, any mezzanine floorspace. The net sales area is defined as the sales area within the building (i.e. all internal areas accessible to the consumer) but excluding lobbies, restaurants/cafes, customer toilets and walkways behind the checkouts. Within the total net sales area hereby permitted, no more than 337m² shall be used for the sale of comparison goods.

(5) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Weetwood, dated January 2016 and the following mitigation measures detailed within the FRA:

- (i) Provision of compensatory flood storage
- (ii) Finished floor levels are set no lower than 44.9 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any

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other period as may subsequently be agreed, in writing, by the Local Planning Authority.

(6) Surface water draining from areas of hardstanding shall be passed through an oil interceptor or series of oil interceptors, prior to being discharged into any watercourse, soakaway or surface water sewer. The interceptor(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the interceptor(s). Vehicle washdowns and detergents shall not be passed through the interceptor.

(7) Development shall not commence on the construction of buildings or other structures until measures to divert or otherwise formally close the sewer that is laid within the site have been implemented in accordance with details that have been submitted to and approved by the Local Planning Authority. No building or other obstruction to be located over or within 3.0 (three) metres either side of the centre line of the sewer.

(8) Development shall not commence until a scheme detailing separate foul and surface water drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be phased, so as to include details of when, during the development of the site, the drainage will be installed. The development shall be carried out in accordance with that phased scheme.

(9) The convenience store hereby permitted shall not be open to customers outside the hours of 0700 to 2200 Monday to Sunday inclusive.

(10) There shall be no deliveries to or dispatches from the convenience store outside the hours of 0600 to 2200 Monday to Sunday inclusive.

(11) Development shall not commence until an updated Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

(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

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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.

(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) Notwithstanding the approved plan Dwg. No. 10 rev J, before the development is brought into use 8 electric vehicle recharging point shall be installed in the car park associated with the hereby approved food store. 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 vehicles charging points so installed shall thereafter be retained

(15) The development hereby permitted shall not be brought into use until a full Air Quality Impact Assessment has been submitted to and approved in writing by the Local Planning Authority. The Air Quality Impact Assessment should include the monetising of damage costs, the value of which should be reflected in mitigation measures specific to air quality in the Travel Plan.

(16) The development hereby permitted shall not be brought into use until a scheme detailing crime prevention measures which includes the installation of a Closed Circuit Television (CCTV) system has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and retained thereafter.

(17) Development hereby approved shall be carried out in complete accordance with the 'Impact Assessment and Mitigation Recommendations' set out in the hereby approved 'Preliminary Roost, Assessment and Bat Activity Nocturnal, Surveys' Dated

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October 2015 Revision B by Access Ecology Ltd, and the 'Conclusions and Recommendations' set out in the hereby approved 'Update Extended Phase 1 Habitat Survey Report' dated December 2015 Reference SJS004.

(18) Notwithstanding the details shown on the approved plan entitled 'Proposed Boundary Treatment Plan' Dwg. No. 7 Rev B, the development hereby permitted shall not be brought into use until an acoustic barrier is erected around the external plant as shown on the approved plan Dwg.No. LD-BS-02 and located in the north eastern corner of the application site. The installed acoustic barrier shall be retained and maintained to provide acoustic screening thereafter.

(19) The 12 sheltered and secure cycle parking spaces shown on the 'Proposed Site Plan', Dwg. No.10 Rev J received 12 April 2016 shall be provided before the development is first brought into use and thereafter be retained free from obstructions and available for cycle parking.

(20) Notwithstanding the details shown on plan number 117026-DG-0001 (Proposed site access junction layout), construction shall not commence on the hereby approved food store building until, a detailed scheme for the provision of the proposed site access and associated works including the right turn lane into the site, pedestrian refuge on Station Road and associated signing and white lining has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include construction specifications, white lining, signing, surface finishes together with independent Safety Audits covering all aspects of the work. All of the agreed works shall be implemented before any part of the development is first brought into use and thereafter retained.

(21) The development hereby permitted shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include measures to: allow free general town centre use of all store parking areas for a minimum of two hours; and prevent trolleys being removed from the curtilage of the store. The Car Park Management Plan shall be implemented before the store hereby approved is first brought into use, and shall thereafter be retained.

(22) Within the first 3 months of any part of the development being brought into use arrangements for a scheme for the provision and maintenance of a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include measures to improve and encourage the

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use of sustainable transport. The measures will include as a minimum:

- the provision of 'bus/train information;
- car sharing facilities
- the introduction of working practices to reduce travel demand and
- the provision of on site cycle facilities and information.
- staff showers
- Staff metrocards
- real time bus information within the store

The Travel Plan will include details of when these measures will be introduced.

To support the promotion of the use of sustainable modes the travel plan will also include: how the travel plan will be managed; targets aimed at lowering car use, particularly single occupancy trips, from/to the site; a program for monitoring the travel plan and its progress and how the travel plan and its objective of more sustainable travel will be promoted. The approved travel plan shall thereafter retained throughout the lifetime of the development.

(23) Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise approved in writing by the Local Planning

Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

(24) Notwithstanding the details shown on the approved plans, no development shall take place on the formation until a scheme detailing arrangements and specification for layout and parking (including four motorcycle parking spaces) have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

(25) Notwithstanding the submitted details the development shall not be brought into use until a scheme detailing landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained, together with measures for their protection in the course

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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.

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

FOR: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock & G Turner (6 Votes)

AGAINST: (No Votes)

2016/90482

J Chapman, Eshton C/O Agent - Formation of car park - Oakwell Business Centre, Dark Lane, Birstall, Batley

CONDITIONAL FULL PLANNING PERMISSION SUBJECT TO DELEGATION OF AUTHORITY TO OFFICERS

TO:

- (1) RESOLVE OUTSTANDING COMMENTS FROM THE COAL AUTHORITY**
- (2) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS WHICH MAY INCLUDE THOSE LISTED BELOW; AND**
- (3) SUBJECT TO THERE BEING NO CHANGES WHICH MATERIALLY AFFECT THIS RECOMMENDATION, ISSUE THE DECISION NOTICE.**

(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 schedule listed in this decision notice except as may be required by other conditions attached to this permission, which in all cases shall take precedence.

(3) Details of an acoustic barrier as referred to in Section 6.0 of the Noise Impact Assessment produced by S&D Garritt shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development hereby approved shall not be brought into use until construction

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of the acoustic barrier has been completed and those works shall be thereafter retained.

(4) Noise emitted from the site shall not exceed:

55 dB LAeq (1 hour) from 0700 hours to 2300 hours and

40 dB LAeq (30 mins) from 2300 hours to 0700 hours

on any day when measured in line with the facades of the nearest residential properties.

(5) A scheme which indicates 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 development commences. Thereafter the artificial lighting shall be installed and operated in accordance with the approved scheme.

(6) In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, 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 on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved 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 whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

(7) The development hereby permitted shall not be brought into use until the car park shown on the permitted plans has been provided, surfaced, sealed, marked out and drained 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

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9781409804864) as amended or superseded in accordance with the permitted plans and the car park shall thereafter be retained for that purpose for the occupiers of and visitors to the development.

(8) The development hereby permitted shall not be brought into use until cycle storage facilities have been provided in accordance with details that have been approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained.

(9) A travel plan shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The travel plan shall include measures to improve and encourage the use of sustainable transport. The measures will include as a minimum:

- the provision of 'live' and other bus/train information;
- provision of METRO passes;
- car sharing facilities
- the upgrade of bus stops and shelters where necessary;
- the introduction of working practices to reduce travel demand and
- the provision of on-site cycle facilities and information.

The Travel Plan will include details of when these measures will be introduced.

To support the promotion of the use of sustainable modes the travel plan will also include: how the travel plan will be managed; targets aimed at lowering car use, particularly single occupancy trips, from/to the site; a program for monitoring the travel plan and its progress and how the travel plan and its objective of more sustainable travel will be promoted. The approved travel plan shall thereafter retained.

(10) The following electric vehicle charging points shall be provided before the development is brought into use and retained thereafter:

- one electric vehicle charging point for every ten parking spaces Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. The electric vehicle charging points so installed shall thereafter be retained.

(11) The development shall be carried out in accordance with the approved Traffic Management and Routing Strategy produced by HY Consulting Ltd, received on 17 May 2016.

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Lighting Scheme

The scheme should include the following information:-

(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

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 13.00hours , 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 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 PROCEDURE RULE 42(5) AS FOLLOWS;

FOR: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock & G Turner (6 Votes)

AGAINST: (No Votes)

2015/93827

M Sexton Wiggett Construction/Kirklees College, Lidl (UK) GmbH, c/o agent - Demolition of existing buildings and erection of food retail unit (A1) with associated site works, parking, access and landscaping - Former Kirklees College, Portland Street, Huddersfield

DEFERRED (THE SUB COMMITTEE RESOLVED TO DEFER THE CONSIDERATION OF THE APPLICATION AND REQUESTED THAT DETAILS RELATING TO THE USE OF MATERIALS BE RECONSIDERED AND THAT INFORMATION REGARDING POTENTIAL RE-DEVELOPMENT OPPORTUNITIES FOR THE SITE BE PROVIDED)

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2015/93827 Cont'd	<p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p>FOR: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock & G Turner (6 Votes)</p> <p>AGAINST: (No Votes)</p>
2015/93898	<p>Peter Wade Consultancy - Outline application for erection of restaurant, retail outlet and hotel - Owl Lane, Shaw Cross, Dewsbury</p> <p>DEFERRED (THE SUB COMMITTEE RESOLVED TO DEFER THE CONSIDERATION OF THE APPLICATION TO ENABLE FURTHER DISCUSSION TO TAKE PLACE WITH THE APPLICATION REGARDING THE ERECTION OF RESTAURANT AND RETAIL OUTLETS)</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p>FOR: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock & G Turner (6 Votes)</p> <p>AGAINST: (No Votes)</p>
2016/90956	<p>Alcuin Homes (Yorkshire) Ltd - Outline application for erection of 3 detached dwellings with associated access - Land at Abbey Road North, Shepley, Huddersfield</p> <p>CONDITIONAL OUTLINE PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:</p> <p>(i) Secure the signing of a section 106 agreement securing the provision of a sum in lieu of on site Public Open Space.</p> <p>(ii) Impose all necessary and appropriate conditions, which may including those set out in section 9 of the agenda, and</p> <p>(iii) Subject to there being no substantial change that would alter this recommendation, issue the decision notice</p> <p>(1) Approval of the details of the appearance, scale, and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.</p> <p>(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the appearance, scale and landscaping of the site shall be submitted in writing to the Local</p>

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Planning Authority and shall be carried out in full accordance with the approved plans.

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

(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 on different dates, the final approval of the last such matter to be approved.

(5) 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.

(6) 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) no development included within Classes A, B, C, D or E of Part 1 of Schedule 2 to that Order shall be carried out within the application red line.

(7) The internal road and adjacent footway shall be completed in accordance with the scheme shown on 6868/030 rev D before any building is brought into use and retained thereafter.

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

(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, phasing of drainage provision, 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. 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 thereafter retained.

(10) 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.

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

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

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

(14) 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 approved 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.

(15) Notwithstanding the submitted details, a scheme to show how the development shall incorporate facilities for charging plug-in electric vehicles shall be submitted to and approved in writing by the Local Planning Authority before development commences. All works which form part of the approved scheme shall be completed prior to occupation of the development and thereafter retained.

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(16) The details of 'appearance' to be provided pursuant to conditions 1 and 2 shall include the provision of the following:

- two sparrow terraces installed integral to a suitable aspect elevation(s) of each new dwelling.
- one bat tube (Schweglar type 1FR or similar) fitted integral to a suitable southerly aspect elevation of each new dwelling.

The bird and bat nesting opportunities shall be provided before the dwellings are first occupied and retained thereafter.

(17) Notwithstanding the submitted plans and information, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved first comes into use. These shall be designed so as not to impede the free movement of hedgehogs. The approved boundary treatments shall then be implemented before the development hereby approved first comes into use and retained thereafter.

(18) The details of 'landscaping' to be provided pursuant to conditions 1 and 2 shall include a biodiversity mitigation and enhancement plan (including a data search and phase 1 habitat map). The plan shall include the following:

- A precautionary soft felling approach to tree removal which should include inspection of features with potential for roosting bats immediately prior to felling. If bats are found then felling must cease immediately and the advice of licensed bat worker sought.
- The retention of the remaining mature tree, boundary hedges/shrubs where removal is not required to accommodate building or access and native species tree/shrub planting around the site boundary to enhance and develop habitat networks within and beyond the site.
- 2 Schewglar 1FF bat boxes or similar and two woodcrete nest boxes suitable for starlings fitted on the retained mature tree
- Details of artificial lighting including security lighting. Note that there should be no light spillage into tree habitats and corridors and lighting should be designed to be minimise impacts on bat foraging habitats.
- A management plan for the species rich grassland (subject to further details and phase 1 habitat map) along the access track to be retained outside of the gardens and managed to retain biodiversity interest.

Thereafter, the development shall be carried out in complete accordance with the biodiversity mitigation and enhancement plan.

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(19) The development shall be completed in accordance with the advice and directions (recommendations) contained in the Arboricultural Method Statement, reference (James Royston 131103C MS). These shall be implemented and maintained throughout the construction phase and retained thereafter.

(20) Before first occupation, the developer shall provide written and/or photographic evidence to the Local Planning Authority to demonstrate that the arboricultural supervision specified in, the Arboricultural Method Statement, reference (James Royston 131103C MS) was undertaken. The development shall not be brought into use until this evidence has been approved in writing by the Local Planning Authority

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.

NOTE: Vegetation clearance should be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be carried out within this period, a nest search by a suitably qualified ecologist should be undertaken immediately preceding the works. If any active nests are present work which may cause destruction of nests or, disturbance to the resident birds must cease until the young have fledged.

NOTE: All contamination reports shall be prepared in accordance with CLR11, PPS23 and the Council's Advice for Development documents or any subsequent revisions of those documents.

NOTE: The Local Planning Authority would be satisfied with 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking).

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 13.00hours , Saturdays

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2016/90956 Cont'd	<p data-bbox="528 215 1449 327">With no working Sundays or Public Holidays In some cases, different site specific hours of operation may be appropriate.</p> <p data-bbox="528 360 1449 510">Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.</p> <p data-bbox="528 544 1410 618">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p data-bbox="528 651 1449 725">FOR: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock & G Turner (6 Votes)</p> <p data-bbox="528 759 842 801">AGAINST: (No Votes)</p>
2016/90072	<p data-bbox="528 835 1449 985">Mike Harty, Biffa Waste Services Ltd - Alterations to and change of use of existing garage workshop building to waste transfer station building - Low Mills, Low Mill Lane, Ravensthorpe, Dewsbury</p> <p data-bbox="528 1019 1331 1093">CONDITIONAL FULL PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:</p> <ul style="list-style-type: none"> <li data-bbox="528 1126 1318 1169">(i) Impose all necessary and appropriate conditions <li data-bbox="528 1202 1401 1458">(ii) Secure a suitable method to provide adequate funding from the applicant to: <ul style="list-style-type: none"> <li data-bbox="528 1279 1378 1352">• Repair existing damage to the canal bridge providing access to the site <li data-bbox="528 1386 1303 1458">• Provide satisfactory additional bridge protection measures <li data-bbox="528 1491 1390 1568">(iii) and, subject to there being no substantive changes to alter this recommendation, to issue the decision notice <p data-bbox="528 1601 1449 1720">(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 data-bbox="528 1753 1449 1939">(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 required by other conditions attached to this permission, which in all cases shall take precedence.</p>

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

2016/90072 Cont'd

(3) Prior to the development being brought into use turning facilities shall be provided in accordance with the details shown on drawing No. P005. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

(4) In the event that contamination not previously identified by the developer prior to the grant of planning permission is encountered during the development, all works on site (save for the investigation works) shall cease immediately and the local planning Authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing by the Local Planning Authority, works shall not commence until either:

(a) A Remediation Strategy has been submitted and approved in writing by the Local Planning Authority or

(b) The Local Planning Authority has confirmed in writing that remediation measures are not required.

The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

(5) Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local planning authority.

(6) The development hereby permitted shall be carried out in accordance with the supporting Flood Risk Assessment and prior to the development being occupied details of safe routes into and out of the site and safe havens to use in the event of flooding shall be submitted to and approved in writing by the Local Planning Authority.

(7) All mitigation measures identified in the supporting Flood Risk Assessment and associated documents required under condition 6 shall be fully implemented prior to the development being brought into use and in accordance with the timing/phasing arrangements embodied within the scheme.

(8) The development hereby permitted shall be carried out in complete accordance with the supporting Odour Management Plan dated 22 October 2016.

(9) In combination with the current operational waste transfer station located within the area enclosed by the blue line on plan

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no. P002 No more than 10 Heavy Goods vehicles shall enter or exit the site between the hours of 19: 00 and 07: 00

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 13.00hours , 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 construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

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 221000) 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: The Environment Agency (EA) has advised that if the area covered by the proposal lies within the current permitted area for Environmental Permit EAWML/65552 then an alteration to the working plan will be required as part of the permit. If the garage is not in the permitted area the activity is likely to require an Environmental Permit and the applicant should contact the EA on 03708 506 506 to discuss this further.

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

FOR: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock & G Turner (6 Votes)

AGAINST: (No Votes)