

KIRKLEES COUNCIL
LIST OF PLANNING APPLICATIONS DECIDED BY
STRATEGIC PLANNING COMMITTEE
11 AUGUST 2016

APPLICATION NO.

DESCRIPTION, LOCATION OF PROPOSAL AND DECISION

2015/93850

D Sykes, demolition of intensive poultry farm buildings and redevelopment of site with 6 detached dwellings with associated landscaping including new paddocks, New Dunsley Poultry Farm, Brow Lane, Holmfirth

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

1. SECURE THE INCLUSION OF ADDITIONAL CONDITIONS THAT WILL REMOVE PERMITTED DEVELOPMENT RIGHTS FOR EXTENSIONS AND DEVELOPMENTS WITHIN THE Paddock AREAS AND CONTROL THE PHASING OF LANDSCAPING TO REPLACE THE LOSS OF TREES ALONG BROW LANE.
2. THE SIGNING OF A SECTION 106 AGREEMENT SECURING THE PROVISION OF CONTRIBUTION FOR AFFORDABLE HOUSING
3. IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS WHICH MAY INCLUDE THOSE SET OUT IN THE COMMITTEE REPORT AND THE UPDATE LIST; AND
4. SUBJECT TO THERE BEING NO SUBSTANTIVE CHANGES THAT WOULD ALTER THE RECOMMENDATION, TO ISSUE THE DECISION NOTICE.

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

FOR: Councillors Armer, Bellamy, S Hall, Sokhal and Wilkinson (5 Votes)

AGAINST: Councillor Kane (1 Vote)

2016/91780

Mark Grindrod, Outline application for one detached dwelling with attached garage, 2 Green Gardens, Golcar, Huddersfield

CONDITIONAL OUTLINE PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:

1. AWAIT THE END OF THE PUBLIC REPRESENTATION PERIOD, TO ASSES ANY FURTHER REPRESENTATIONS, AND
2. SUBJECT TO THERE BEING NO SUBSTANTIAL 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 Armer, Bellamy, S Hall, Kane, Sokhal and Wilkinson (6 votes)

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AGAINST: (No Votes)

2016/90933

Andrew Taylor, Specialist Glass Products Ltd, Demolition of existing buildings and erection of manufacturing unit with associated access, parking and turning, Colne Vale Road, Milnsbridge, Huddersfield

CONDITIONAL FULL PLANNING PERMISSION

Conditions:

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 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. No development shall commence until details of the proposed foundations and excavations have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the building's construction.
4. No development commence on the building's superstructure until samples of all facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed of the approved materials.
5. The planning permission hereby approved shall be carried out in accordance with the following measures:
 - Finished floor levels of buildings at the site shall not be below 94.9 AOD
 - Flood Resilience and resistance measures will be incorporated into the proposed development as stated in the supporting Flood Risk Assessment (Ref: 2015-170-02).
 - The minimum easement of 3.6m (as detailed in the letter dated 17-05-2016 ref: DM/170516/2015-170) is maintained to provide access to the watercourse at all times.
6. No development shall commence until public water supply pipes that enter the site have been diverted in accordance with a scheme submitted to and approved by the Local Planning Authority.
7. No development shall commence until a scheme detailing foul, and surface water drainage, (including existing drainage assessment, discharge rates agreed with the Lead Local Flood Authority, off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. None of the buildings shall be occupied until the approved drainage scheme

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has been provided on the site to serve the development and the approved scheme shall be retained thereafter.

No development shall commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

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 measures.

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. 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. Within one month of the date of the permission hereby approved, a scheme shall be submitted and approved in writing by the local planning authority which provides full soft and hard landscaping proposals for the site which shall include the following:

- The planting of native tree species only
 - Details of planting species and their densities
 - Details of the proposed maintenance arrangements
- The approved scheme shall be fully implemented within the first available planting season. Within a period of 5 years of implementation, any planting which forms part of the approved

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landscaping scheme which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next available planting season with others of a similar size or species.

13. The development hereby approved shall not be brought into use until a scheme indicating the measures to be taken for the control of any glare or stray light from the operation of artificial lighting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall provide:

(i) The proposed design level of maintained average luminance
(ii) The predicted vertical luminance that will be caused by the lighting when measured at the windows of the nearest residential properties in the vicinity
(iii) The proposals to eliminate glare from the use of the lighting installation

(iv) The proposed hours of operation of the lighting. The lighting scheme shall be designed to prevent light spillage into areas of semi-natural vegetation and ecological corridors where light levels from any new lighting shall be below a level 0.3 lux in those areas. The approved scheme shall be implemented in full prior to the site being occupied and thereafter retained for the duration of the development.

14. No activities shall be carried out on the premises outside the hours of 0600 and 2200 Monday to Friday and 0800 to 1300 Saturdays. No activities shall take place on Sundays or Bank/Public Holidays.

15. There shall be no deliveries to or dispatches from the premises outside the hours of 0600 and 1800 Monday to Friday and 0800 and 1300 Saturdays. No deliveries shall take place on Sundays or Bank/Public Holidays.

16. All roller shutter doors and other openings in all elevations shall be kept closed except when required for access/egress and loading/unloading.

17. There shall be no siting of external plant/flues or louvres or other extract points in the main building structure.

18. Notwithstanding the details provided in support of this application, the development shall include a minimum of 7 plug in charging points for electric vehicles. All works involved in providing the charging points shall be completed prior to occupation of the development.

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

- the provision of 'bus/train information
- car sharing facilities

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- the introduction of working practices to reduce travel demand
- the provision of onsite cycle facilities and information
- 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 be fully implemented and retained throughout the lifetime of the development.

20. Prior to the development commencing, visibility slays of 2.4 x 43m from the proposed vehicular accesses onto Colne Vale Road shall be cleared of all obstructions level with the adjacent footway and these sightlines shall be retained thereafter.

21. The development shall not be brought into use until the proposed car parking areas hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the local Planning Authority.

22. The development shall not be brought into use until details of storage and access for the collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented and retained thereafter.

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

FOR: Councillors Armer, Bellamy, S Hall, Sokhal and Wilkinson (5 votes).

AGAINST: (No Votes)

ABSTAINED: Councillor Kane.

2016/91026

Bradco, Erection of 168 student studios with communal areas, Land off Manchester Road, Huddersfield

CONDITIONAL FULL PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:

1. ENTER INTO A SECTION 106 AGREEMENT TO SECURE THE PROVISION OF A CONTRIBUTION TO PUBLIC REALM WORKS AND A TRAVEL PLAN MONITORING FEE

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2016/91122

2. IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS WHICH MAY INCLUDE THOSE IN THE COMMITTEE REPORT; AND
3. THERE BEING NO MATERIAL CHANGE IN CIRCUMSTANCES, ISSUE THE DECISION NOTICE.

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

FOR: Councillors Armer, Bellamy, S Hall, Kane, Sokhal and Wilkinson (6 votes)

AGAINST: (No Votes)

Trade Furniture Company Ltd, Erection of warehouse and office extension, Unit 18, Norquest Industrial Estate, Pennine View, Birstall, Batley

CONDITIONAL FULL PLANNING 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 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. The use of the development hereby permitted shall not commence until the car park shown on the permitted plans has been provided, surfaced, sealed, marked out. The car park shall thereafter be kept free of all obstructions and retained for that purpose for the occupiers of and visitors to the development.
4. A Phase II investigation shall be carried out in accordance with The Development of Contaminated Sites document September 2002. The report, including a Remediation Scheme (if necessary), shall be submitted to and approved in writing by the local planning authority before the commencement of the development of the site. The approved scheme shall be fully implemented and completed prior to occupation of the site.
5. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 4 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.
6. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 5. In the event that remediation is unable to proceed in

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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. 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.

7. 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. 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.

8. Before the development hereby approved is brought into use, one electric vehicle charging point for the new parking spaces shall be provided, and retained thereafter.

9. No Development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which provides for the following with regard to the potential coal mining legacy affecting the site:

- The submission of a scheme of intrusive site investigations;
- The undertaking of the approved scheme of intrusive site investigations;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works;
- The Implementation of the approved remedial works.

10. Before the development hereby approved is brought into use a scheme shall be submitted to and approved in writing by the local planning authority which provides details of the number, location, type and method of fixing of bird and bat boxes within the site. The approved scheme shall be fully implemented prior to the occupation of the development.

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

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

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| 2016/91122 cont. | FOR: Councillors Armer, Bellamy, S Hall, Kane, Sokhal and Wilkinson (6 votes) AGAINST: (No Votes) |
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