



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2001/62/90932/E1

To: FARRAR BAMFORTH ASSOCIATES LTD

For: OAKES ESTATES LTD

In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby refuses to permit:-

ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE.

At: Land To The Rear Of 78 High Street Clayton West, Huddersfield, Hd8 9ns.

In accordance with the plan(s) and applications submitted to the Council on 30 Mar 2001. The reasons for the Council's decision to refuse permission for the development are:

(1) Insufficient vehicular sight visibility splays are provided at the access onto High Street. As such the proposal is considered to be a potential hazard to road users to the detriment of highway safety contrary to Policy BE2 of the Kirklees Unitary Development Plan.

(2) The access drive is considered to be of insufficient width to allow emergency and service vehicles to access the proposal site. As such vehicles would be forced to park on High Street which would represent a potential hazard to road users to the detriment of highway safety, contrary to Policy BE2 of the Kirklees Unitary Development Plan.

Dated: 25 May 2001

Signed:

A handwritten signature in black ink, appearing to read 'Keith Faragher'.

Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR