



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

OUTLINE PLANNING PERMISSION

Application Number: 2005/60/90542/W2

To: B LUMB

For: B LUMB

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

OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT

At: 50 nettleton Road, dalton, huddersfield, HD5 9SZ

In accordance with the plan(s) and applications submitted to the Council on

14 Feb 2005, subject to the condition(s) specified hereunder:-

(1) Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (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 siting, design and external appearance of any buildings 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.

(4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters approved, whichever is the latter.

(5) No development shall take place until plans detailing arrangements for access, layout and parking have been submitted to and approved in writing by the Local Planning Authority.

(6) The arrangements referred to in Condition 5 shall include turning facilities for private vehicles.

(7) The access serving the site shall be widened to a minimum of 4.5m for at least the first 10m before the development is occupied/brought into use.

(8) A scheme to deal with the contamination of the site (including a Remediation Scheme in accordance with the Development of Contaminated Sites document September 2002) 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 the occupation of the site.

The reasons for the Council`s decision to grant permission for the development subject to compliance with the conditions specified are:-

(1) No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

(2) No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

(3) Pursuant to section 92 of the Town and Country Planning Act 1990.

(4) Pursuant to section 92 of the Town and Country Planning Act 1990.

(5) In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.

(6) In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.

(7) In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.

(8) So as to ensure the safe development and occupation of the site and to accord with Policy EP21 of the Unitary Development Plan.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Kirklees Unitary Development Plan set out below, and to all other relevant material considerations:

D2 - Unallocated land

T10 - Highway safety

Dated: 5 Apr 2005

Signed:



Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

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