



Kirklees
METROPOLITAN COUNCIL

DECISION
21 SEP 2005
ISSUED

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

APPROVAL OF RESERVED MATTERS

Application Number: 2005/61/93466/W1

To: HEYWOODS ARCHITECTS
(M BEAUMONT)
ST. GEORGE'S HOUSE
7 ST. GEORGE'S SQUARE
HUDDERSFIELD
HD1 1LA

For: C GLEDHILL

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES METROPOLITAN COUNCIL (hereinafter called "The Council") as Local Planning Authority, having considered your application submitted to the Council for approval of:-

RESERVED MATTERS APPLICATION FOR ERECTION OF 1 PAIR OF SEMI-DETACHED DWELLINGS WITH INTEGRAL GARAGES

At: LAND ADJACENT TO, 78 LOWERGATE, PADDOCK, HUDDERSFIELD, HD3 4EP

NOTE Development pursuant to the outline planning permission to which this approval of reserved matters relates, must be commenced no later than 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.

In accordance with the plan(s) and applications submitted to the Council on 09 August 2005, being matters reserved in a permission granted on 15 September 2004 the Council have approved the said matters in terms of, and subject to compliance with the details specified in your application, subject to the following conditions:-

- (1) 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.
- (2) The development shall not be occupied/brought into use until the areas to be used by vehicles including parking, loading and unloading areas have been laid out, surfaced, sealed and drained to the satisfaction of the Local Planning Authority and thereafter retained.
- (3) The existing access/accesses shall be closed off and any redundant footway crossing made good before the development is occupied/brought into use.
- (4) No development shall take place until provision has been made to the satisfaction of the Local Planning Authority for the parking, loading and unloading of contractors' plant and equipment and the parking of vehicles of the workforce within the site.
- (5) The access shown on the approved plan shall be provided and the sight lines shown shall be cleared of all obstructions to visibility exceeding 1m in height above the adjacent carriageway, before the development is occupied/brought into use, and thereafter retained as such.
- (6) The development shall not be brought into use until the first 5.0m of the shared access/driveway between No. 100 Lowergate and the western boundary of the site has been surfaced, sealed and drained to the satisfaction of the Local Planning Authority and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.
- (7) The development shall not be brought into use until a suitable wheeley bin collection area has been provided within the site and retained throughout the life of the development unless otherwise agreed in writing by the Local Planning Authority.
- (8) No gates shall be erected at the shared driveway with its junction with Lowergate unless otherwise agreed in writing by the Local Planning Authority.

NOTE The applicant is advised to contact the Chief Engineer, Maintenance (Flint Street, Huddersfield) to arrange the works to form the verge/footway crossing.

NOTE It is brought to the applicant's notice that before building work commences contact must be made with the Highway Development Manager, Highway Service, Flint Street, Fartown, Huddersfield, HD1 6LG, to discuss the implementation of the necessary works within the highway. It is brought to the applicant's attention that it is illegal to work in or on the public highway without the written consent of Kirklees Council as Local Highway Authority for the metropolitan district.

NOTE It is brought to the applicants' notice that the Highway Network Manager, Highway Service, Flint Street, Fartown, Huddersfield, HD1 6LG must be contacted for prior written consent, under Section 139 of the Highways Act 1980, if a builders skip is required to be deposited on the public highway at any time during the construction works.

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

- (1) Pursuant to section 92 of the Town and Country Planning Act 1990.
- (2/8) In the interests of free and safe use of the highway and to accord with Policies BE2 and T10 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:

BE2 - Quality of design
BE12 - Space about buildings
T10 - Highway safety

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Dated: 16 September 2005

Signed:



**Ken Gillespie
Director of Regeneration**

Address to which all communications should be sent:

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

~~INFORMATION FOR YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED~~