



**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

PLANNING PERMISSION FOR DEVELOPMENT

**NOTE: This approval should be read in conjunction with an Agreement made
under Section 106 of the Town and Country Planning Act 1990**

Application Number: 2016/62/91158/E

To: Barratt and David Wilson Homes
Raynham House
2, Capitol Close
Morley
Leeds
LS27 0WH

For: Barratt And David Wilson Homes

**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:-**

ERECTION OF 87 DWELLINGS AND DEMOLITION OF EXISTING WORKING
MENS CLUB

At: FLOCKTON GREEN WORKING MENS CLUB, BARNSELY ROAD, FLOCKTON,
HUDDERSFIELD, WF4 4AA

**In accordance with the plan(s) and applications submitted to the Council on
21-Apr-2016, subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun within three years of the date of
this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning
Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies BE1, BE2, BE12 and T10 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.

3. Samples of the facing materials for the walls and roofs of the approved dwellings and garages shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of any of the dwellings commences. The dwellings shall be constructed of the approved materials and thereafter retained as such.

Reason: In the interests of the visual amenity and character of the surrounding area and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan.

4. A phasing and management plan for the construction of the development shall be submitted to and approved in writing by the Local Planning Authority before development commences (with the exception of demolition). The phasing and management plan shall detail the phasing/timing for the provision of a serviced plot with car park on the adjoining site that is subject to planning permission 2016/91464 for erection of club with flat above. The serviced plot with car park shall be provided in accordance with the approved phasing and management plan.

Reason: To ensure that the parking lost as a result of the demolition of the existing working men's club is compensated for as soon as reasonably practical in the interests of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

5. Notwithstanding the submitted details, a scheme to provide a ramped access from the development to the land to the north of the site at the head of the cul-de-sac between plots 59 and 60 shall be submitted to and approved in writing by the Local Planning Authority before the access road serving these plots is constructed. The timing of the provision of the ramped access shall be set out in the phasing and management plan approved pursuant to condition 4 and provided in accordance with the approved details.

Reason: To ensure that an appropriate link is created between the residential development and the adjoining land, which would be set up from the site. This is to facilitate the connectivity linkages as proposed within the application and accord with the National Planning Policy Framework.

6. Prior to development commencing (excluding demolition) a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- i) measures to mitigate the impact of site clearance on biodiversity (including badgers and hedgehogs);
 - ii) measures to identify invasive plant species and protect against their spread and;
 - iii) measures to protect trees and hedgerows adjacent to the site during construction.
- The construction of the development shall be carried out in accordance with the approved CEMP at all times.

Reason: To mitigate the impacts of the construction of the development on biodiversity and to accord with guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

7. A Landscape and Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of the 10th dwelling commence. The LEMP shall include:

- i. A scheme detailing how boundary treatment will make provision for the free movement of hedgehogs across the site and;
- ii. A scheme for the provision of bat and bird boxes within the development.

The development shall be carried out in accordance with the approved LEMP and thereafter the bat and bird boxes so provided shall be retained.

Reason: To mitigate the impacts of the construction of the development on biodiversity and to accord with guidance in the National Planning Policy Framework.

8. The boundary treatment and soft landscaping of the site shall be carried out in accordance with the approved landscape masterplan (drawing reference R/1843/1) and retained as such.

Reason: In the interests of the visual amenity and biodiversity of the area and to accord with Policy BE1 of the Kirklees Unitary Development Plan and Guidance in the National Planning Policy Framework.

9. Notwithstanding the approved landscape masterplan (drawing reference R/1843/1) and the requirements of condition 8, the footpath link into grounds of Flockton C of E First School adjacent to plot 16 shall be provided in accordance with the approved site layout plan (FL-PL/01 Rev H) and retained as such.

Reason: For the purposes of clarity because the position of the footpath as indicated on the landscape masterplan differs from the approved planning layout. This is in the interests of amenity and highway safety and to accord with Policies BE1 and T10 of the Kirklees Unitary Development Plan.

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

Reason: In the interest of satisfactory and sustainable drainage and to accord with guidance in the National Planning Policy Framework.

11. Notwithstanding the submitted details, a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations) shall be submitted to and approved in writing by the Local Planning Authority before development commences (excluding demolition). 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. The drainage scheme shall thereafter be retained as such.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental well-being and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

12. Notwithstanding the submitted details, an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, shall be submitted to and approved in writing by the Local Planning Authority before development commences (excluding demolition). The scheme shall be developed from drawing ref 1048/77/10.01 (flood exceedance layout) and include appropriate mitigation measures and road and property levels. No part of the development shall be brought into use until the works comprising the approved scheme have been completed. The approved scheme shall thereafter be retained.

Reason: To mitigate flood risk to the development and surrounding property and to accord with guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

13. A scheme detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) shall be submitted to and approved in writing by the Local Planning Authority before development commences (excluding demolition). The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision and;
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land will be prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To mitigate the impact of flooding during the construction phase of the development and to accord with Policy BE1(iv) of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

14. A report specifying the measures to be taken to protect occupiers of the development from noise arising from the replacement club building pursuant to planning permission 2016/91464 shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of plots 8, 9, 10, 11 or 29 commence.

The report shall:

- (i) Determine the existing noise climate (based on the operation of the existing working men's club);
- (ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development;
- (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

None of the plots that are identified within the report as potentially being affected by noise from the club shall be occupied until all works specified in the approved report have been carried out in full. Such works shall thereafter be retained.

Reason: To protect the amenity of future occupiers of the development and to accord with Policies BE1, EP4 and EP6 of the Kirklees Unitary Development Plan and the National Planning Policy Framework.

15. No development shall take place (excluding demolition) until an intrusive site investigation report for the mine entries and high wall and the shallow coal workings as identified in the approved Geoenvironmental Appraisal (October 2015, prepared by Lithos Consulting Ltd) has been submitted to and approved in writing by the Local Planning Authority. The report shall detail the findings arising from the intrusive site investigations, including the results of any gas monitoring undertaken.

Reason: To identify and remove unacceptable risks to human health and the environment arising from the legacy of coal mining in the area, in accordance with Policy G6 of the Kirklees Unitary Development Plan and guidance given in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

16. Where site remediation is recommended in the Intrusive Site Investigation Report approved pursuant to condition 15, development shall not commence (excluding demolition) until a scheme of treatment for the recorded mine entries and a scheme of remedial works for the shallow coal workings (as necessary) have been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To identify and remove unacceptable risks to human health and the environment arising from the legacy of coal mining in the area, in accordance with Policy G6 of the Kirklees Unitary Development Plan and guidance given in the National Planning Policy Framework. This is a pre-commencement condition so that such matters are addressed at an appropriate stage of the development process.

17. Remediation of the site shall be carried out and completed in accordance with the remediation scheme(s) approved pursuant to condition 16. In the event that remediation is unable to proceed in accordance with the approved remediation scheme(s) or contamination not previously considered [in either the approved Geoenvironmental Appraisal or the Intrusive Site Investigation Report pursuant to condition 15] 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 scheme(s).

Reason: To identify and remove unacceptable risks to human health and the environment arising from the legacy of coal mining in the area, in accordance with Policy G6 of the Kirklees Unitary Development Plan and guidance given in the National Planning Policy Framework.

18. Before development commences (excluding demolition), the wall to the site frontage shall be set back to the rear of the proposed visibility splays as shown on approved plan number FL-PL/01 rev H and shall be cleared of all obstructions to visibility and tarmac surfaced to current standards in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: To provide an adequate vehicle visibility splay in the interest of highway safety and to accord with Kirklees Unitary Development Plan Policy T10.

19. No development shall take place (excluding demolition, drilling and grouting works) until a scheme detailing the proposed internal adoptable estate roads and pedestrian links to Flockton Primary school to the east and the land to the north have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audits covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development, in the interest of highway safety and in accordance with Kirklees Unitary Development Plan Policy T10.

20. Prior to development commencing (excluding demolition), a detailed scheme for the provision of footway widening works and improvements to the zebra crossing on Barnsley Road with associated signing and white lining shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include construction specifications, white lining, signing, surface finishes together with an 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.

Reason: In the interests of highway safety and to accord with Kirklees Unitary Development Plan Policy T10.

21. Prior to construction commencing (excluding demolition), 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 a scheme to demonstrate how the highway will be kept clear of mud/debris. All construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of highway safety and amenity and to accord with Policies T10 and BE1 of the Kirklees Unitary Development Plan.

22. A scheme for the provision of private electric vehicle recharging points to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings are first occupied. The recharging points so approved shall be provided before the dwelling to which they relate is first occupied and shall thereafter be retained. 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.

Reason: To accord with the guidance contained in Part 4 of the National Planning Policy Framework "Promoting sustainable transport" and to encourage low carbon forms of transport in accordance with Part 11 of the National Planning Policy Framework.

23. The footpath to the rear of plots 74-76 shall be secured by a lockable gate before any of these dwellings are first occupied. The lockable gate shall thereafter be retained.

Reason: In the interests of crime prevention and to accord with Policies BE1 and BE23 of the Kirklees Unitary Development Plan and the National Planning Policy Framework.

24. The first floor bathroom/en-suite windows in the side elevations of plots 72 and 81 shall be first installed with obscure glazing that achieves a minimum privacy level 4. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and 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)) the glazing shall be so retained thereafter.

Reason: In the interests of preserving the privacy of adjacent property and to accord with Policies BE12 and D2 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.

Reason: In the interests of the visual amenity and biodiversity of the area and to accord with Policy BE1 of the Kirklees Unitary Development Plan and Guidance in the National Planning Policy Framework.

Note: The Coal Authority has advised that in event that the site investigations required under condition 15 confirm that any of the approved dwellings would straddle the high wall or that remedial works would be needed to treat the recorded mine entries beneath any parts of the site where built development is proposed, then amendments to the site layout will be required. Any amendments to the approved development would need to be addressed by way of separate application.

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Design & Access Statement	-	-	21/4/16
Location Plan	FL-02A	-	29/7/16
Planning Layout	FL-PL/01 Rev H	-	16/8/16
Proposed Elevations	P315-E-5 (Oakfield)	Rev G	21/4/16
Proposed Plans	P315-E-5 (2013) (Oakfield)	-	21/4/16
Proposed Elevations	P341-D5 (Hadley)	Rev H	21/4/16
Proposed Plans	P341-D5 (2013) (Hadley)	Rev A	21/4/16
Proposed Elevations	H346-5 (Kelston)	Rev G	21/4/16
Proposed Plans	H346-5 (Kelston)	Rev G	21/4/16
Proposed Elevations	H404-5 (Irving)	Rev I	21/4/16
Proposed Plans	H404-5 (Irving)	Rev A	21/4/16
Proposed Elevations	H408-5 (Drummond)	Rev F	21/4/16
Proposed Plans	H408-5 (2013) (Drummond)	Rev A	21/4/16
Proposed Elevations	H433-5 (Cornell)	Rev J	21/4/16
Proposed Plans	H433-5 (2013) (Cornell)	Rev A	21/4/16
Proposed Elevations	H452-5 (Mitchell)	Rev E	21/4/16

Plan Type	Reference	Version	Date Received
Proposed Plans	H452-5 (2013) (Mitchell)	Rev A	21/4/16
Proposed Elevations	H469-X5 (Holden)	Rev I	21/4/16
Proposed Plans	H469-X5 (2013) (Holden)	Rev B	21/4/16
Proposed Plans & Elevations	SH27-X5	Rev A	21/4/16
Proposed Plans & Elevations	SH39-X5	Rev A	21/4/16
Proposed Plans & Elevations	T322-E-5 (Greenwood)	Rev M	21/4/16
Garage Plans & Elevations	LDG2S	-	21/4/16
Garage Plans & Elevations	LSG1S	-	21/4/16
Garage Plans & Elevations	LTG3S	-	21/4/16
Landscape Masterplan	R1843/1	-	21/4/16
Connectivity Plan	FL-CP/01	-	29/7/16
Culvert Ownership Plan	-	-	1/9/16
Drainage Layout Plan	1048/77/03	Rev A	
Flood Exceedance Layout (1/3)	1048/77/10.01	-	25/5/16
Flood Exceedance Layout (2/3)	1048/77/10.02	-	25/5/16
Flood Exceedance Layout (3/3)	1048/77/10.03	-	25/5/16
Watercourse Survey	Prepared by Jet Aire Drain Care, dated 2/4/16	-	August 2016
External Works Sheet (1/2)	1048/77/08.01	Rev A	22/8/16
External Works Sheet (2/2)	1048/77/08.02	Rev A	22/8/16
Highway Improvement Plan	70019919 / SK-006	Rev B	30/8/16
Transport Assessment	70019919-01 March 2016	-	21/4/16
Travel Plan	70019919-01 March 2016	-	21/4/16
Flood Risk Assessment	1048/77r1 October 2015	-	21/4/16
Ecology Report	R-2517-01 March 2016	-	21/4/16
Bat Emergence Survey	R-2517-02 June 2016	-	24/6/16

Plan Type	Reference	Version	Date Received
Arboricultural Report	12734/ChC	-	21/4/16
Geoenvironmental Appraisal	2211/1 October 2015	-	21/4/16
Community Engagement Statement	March 2016	-	21/4/16

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments to the application were negotiated to improve connectivity through the site and improve the highways layout. Additional information was provided to ensure that drainage issues were adequately addressed. The package of off-site highway improvements was enhanced.

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.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.**
- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**
- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**
- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**
- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**
- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days of the date of service of the enforcement notice, or
 - ii) within the specified period, starting on the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk> . Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 02-Dec-2016

Signed: 

Jacqui Gedman
Director of Place

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

<http://www.kirklees.gov.uk/business/planning/planning.asp>

If a paper copy of the decided plan is required please email:

planning.contactcentre@kirklees.gov.uk

or telephone 01484 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Planning, Strategic Investment Service,
PO Box B93, Civic Centre 3, Off Market Street, Huddersfield, HD1 2JR
