



Town and Country Planning Act 1990

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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2016/62/92702/W

To: Dan Hockey,
Hockey Architectural Limited
The Coach House
165, Birkby Hall Road
Huddersfield
HD2 2BS

For: Huddersfield Sporting Pride 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 permits:-

ERECTION OF TRAINING FACILITY BUILDING WITH ANCILLARY SPORTS
AREAS AND DEMOLITION OF EXISTING PAVILION

At: WOODFIELD PARK SPORTS AND SOCIAL CLUB, MELTHAM ROAD,
LOCKWOOD, HUDDERSFIELD, HD4 7BG

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

1. The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.

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

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule 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 and T10 of the Kirklees Unitary Development Plan as well as the aims of the National Planning Policy Framework.

3. Samples of all facing and roofing materials shall be inspected by and approved in writing by the Local Planning Authority prior to the commencement of works to erect the superstructure of the training facility building. Thereafter the training facility building shall be constructed of the approved materials and be retained.

Reason: In the interests of visual amenity and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan as well as chapter 7 of the National Planning Policy Framework.

4. There shall be no buildings located, or raising of ground levels, within the functional flood plain as defined in the Calder Catchment Strategic Flood Risk Assessment, dated April 2016.

Reason: In the interests of protecting the development from the risk of flooding and to accord with chapter 10 of the National Planning Policy Framework.

5. A survey assessing the location, size, depth and condition of the culverted ordinary watercourse crossing the site and a written scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing to construct the foundations of the training facility building. No part of the development shall be first brought into use until all remedial works have been completed in accordance with the approved details.

Reason: In the interests of protecting the development from the risk of flooding as the Flood Risk Assessment does not consider the culvert crossing the site and to accord with chapter 10 of the National Planning Policy Framework.

6. A scheme detailing foul, surface water and land drainage, (including a sustainable drainage assessment for surface water quality improvement and run off restriction with discharge rates off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing to construct the foundations of the training facility building. The scheme shall include attenuation and flow restriction requirements. The training facility building shall not be first brought into use until such approved drainage scheme has been provided on the site to serve the development and thereafter be retained.

Reason: In the interests of safe and sustainable drainage and to accord with chapter 10 of the National Planning Policy Framework.

7. A report specifying the measures to be taken to protect the occupants of nearby noise sensitive premises from noise from the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first brought into use. The report shall include:

- i) An assessment of noise emissions from the proposed development
- ii) Details of background and predicted noise levels at the boundary of the nearest noise sensitive premises.
- iii) A written scheme of how the occupants of nearest noise sensitive premises will be protected from noise from the proposed development with noise attenuation measures as appropriate.

No part of the development shall be first brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: In the interests of protecting the amenity of occupants of neighbouring residential properties and to accord with Policies D2 and EP4 of the Kirklees Unitary Development Plan and chapter 11 of the National Planning Policy Framework.

8. A scheme indicating the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first brought into use. The scheme should include the following information:-

- 1) The proposed design level of maintained average horizontal illuminance for the site.
- 2) The predicted vertical illuminance that will be caused by lighting when measured at windows of any properties in the vicinity.
- 3) The proposals to minimise or eliminate glare from the use of the lighting installation
- 4) The proposed hours of operation of the lighting

Thereafter the artificial lighting shall be operated in accordance with the approved scheme at all times.

Reason: To protect the occupiers of neighbouring residential properties from glare or stray light arising from artificial lighting and to accord with Policy D2 of the Kirklees Unitary Development Plan.

9. A Low Emissions Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first brought into use. Thereafter the development shall be carried out in complete accordance with the approved Travel Plan.

Reason: In the interests of promoting sustainable travel and to accord with the sustainability principles of the National Planning Policy Framework.

10. Details of infrastructure to provide charging plug-in points to promote modes of transport with ultra-low emissions within 10% of the parking spaces within the site shall be submitted to and approved in writing by the Local Planning Authority before construction of the car park commences. The scheme shall detail the phasing of the provision of the charging plug-in points. Thereafter the development shall be completed in accordance with the approved details and the charging plug-in points made operational before the car park is first brought into use and be retained thereafter.

Reason: In the interests of promoting modes of transport with ultra-low emissions and to accord with the sustainability principles of the National Planning Policy Framework.

11. Notwithstanding the details shown on plan number 1706101, a scheme detailing the provision of an improved access to form 2.4 x 40.74m visibility splays to the north and 2.4 x 44.22m to the south, construction specification, surfacing, drainage and kerbing including the relocation of existing bus stop and centre line markings and associated highway works together with an independent Safety Audit covering all aspects of the work shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing to construct the foundations of the training facility building. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained.

Reason: To ensure a suitable access and layout in the interests of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan.

12. Notwithstanding the details shown on plan number 1706102, a scheme detailing arrangements and specification for layout and parking including the overflow parking area shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing to construct the foundations of the training facility building. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained.

Reason: To ensure a suitable access and layout in the interests of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan.

13. A report detailing the proposed community use and access to the facilities for local teams shall be submitted to and approved in writing by the Local Planning Authority prior to any part of the development being first brought into use. Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To secure details of the stated community use and to accord with the aims of the National Planning Policy Framework.

14. An access and car park management plan shall be submitted to and approved in writing by the Local Planning Authority prior to any part of the development being first brought into use. Thereafter the access and car park management plan shall be operated at all times in accordance with the approved details.

Reason: To ensure that traffic is controlled and managed safely with appropriate arrangements on match days and to accord with Policy T10 of the Kirklees Unitary Development Plan.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: With respect to condition 8 to reduce problems of glare from floodlights and security lights, such lighting should be installed and maintained in accordance with the "Guidance Notes for the Reduction of Light Pollution" produced by the Institution of Lighting Engineers (telephone 01788 576492).

NOTE: Drainage submissions should be in accordance with West Yorkshire Combined Authority guide to SUDS.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	068-06		30.12.16
Topographical Survey	WOODFIELD/001		30.12.16
Block Plan	068-03-R2		30.12.16
Proposed Site Access	1706101		26.07.17
Swept Path Analysis	1706103		26.07.17
Proposed floor plans and elevations	078-05 R3		24.07.17
Proposed Elevations	068-07		24.07.17
Proposed Floor Plans	068-01 R2		30.12.16
Design and Access Statement	001		30.12.16
Transport Assessment	17061		27.06.17
Flood Risk Assessment	9715/TW/001/02		10.04.17
Ground Source Heat Pump Proposal			30.12.16
Supporting Information: 'Solar PV Quote'			30.12.16

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. The case officer undertook negotiations with the applicant to secure revised elevational details for the training facility building to reduce the extent of cladding and to secure a less conspicuous colour, a revised Flood Risk Assessment, a Transport Assessment and revisions to the proposed access arrangements.

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 Tel No: (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 a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also 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://www.gov.uk/planning-inspectorate> . 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: 17-Aug-2017

Signed:



Naz Parkar
Strategic Director Economy and Infrastructure

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2016/62/92702/W .

If a paper copy of the decision notice or decided plans are required please email planning.contactcentre@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: planning.contactcentre@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93, Civic Centre III
Off Market Street, Huddersfield
HD1 2JR
