KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2017/62/93357/E
Site Address:	Plot 1, land to rear of, 59 Far Bank, Shelley, Huddersfield, HD8 8HS
Description:	Erection of detached dwelling (modified proposal)
Recommending Officer:	Louise Bearcroft

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report contained within the Heavy Woollen Planning Sub-committee agenda dated 14 December 2017 and the committee decision authorisation annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 15-Dec-2017

Decision Authorisation – Committee Decision

Committee: Heavy Woollen Sub-Committee

Date of Committee: 14th December 2017

Application Number: 2017/62/93357/E

Officer Recommendation: DELEGATE approval of the application

Committee Decision: As per officer recommendation set out in the HW agenda.

Summary of committee decision:

Members resolved to grant planning permission subject to the material samples being brought back to committee for approval.

Conditions and Reasons

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, Policies PLP21 and PLP24 of the Kirklees Publication Draft Local 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 before the erection of the superstructure of the dwelling is commenced. Thereafter the development 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, Policy PLP24 of the Kirklees Publication Draft Local Plan, as well as the aims of the National Planning Policy Framework.

4. The development shall not be brought into use until all areas indicated for vehicular access and turning area on the listed plan 2017/1/7 have been laid

out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions and available for the use specified on the listed plan.
Reason: In the interest of highway safety, sustainable drainage, and to ensure adequate space within the site for vehicle movements and parking and in accordance with Policy T10 of the Kirklees Unitary Development Plan and Policies PLP21 and PLP22 of the Kirklees Publication Draft Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order) no gates or barriers shall be erected across the vehicular access from Far Bank that serves the approved development at any time.
Reason: In the interest of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan and Policy PLP21 of the Kirklees Publication Draft Local Plan.

6. A scheme for the re-location of the street lighting column to a position that does not obstruct the proposed footway and vehicular turning movements into the access shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of the dwelling commences. Thereafter the development shall be undertaken in accordance with the approved details and thereafter be retained.
Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policy T10 of the Kirklees Unitary Development and Policy PLP21 of the Kirklees Publication Draft Local Plan.

NOTE: With respect to condition 3, the Heavy Woollen Planning Committee requires the material samples to be brought back to committee for approval.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	2493-LOC		22.11.17
Existing and Approved Site Plan & Section	2493-01	A	22.11.17
Proposed Site Plan and Section	2493-02	B	22.11.17
Proposed House Plans and Elevations	2493-03	B	22.11.17
Proposed Boundary Treatment Plan & associated details	2493-04		22.11.17
Design and Access Statement			02.10.17

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 amended plans to address the impact on neighbouring property No.59 Far Bank.

Report Dated: 15th December 2017