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:	2017/62/93805/E
Site Address:	95-99, Lane Head Road, Shepley, Huddersfield, HD8 8DB
Description:	Change of use of ground floor flat to hairdressers (A1) (within a Conservation Area)
Recommending Officer:	Nia Thomas

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 25 January 2018 and the Committee Decision Authorisation sheet annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 29-Jan-2018

Decision Authorisation – Committee Decision

Committee: Heavy Woollen Planning Sub Committee

Date of Committee: 25-01-2018

Application Number: 2017/93805

Officer Recommendation: Delegate approval of the application

Committee Decision: As per officer recommendation

Summary of Committee Decision:

Members agreed with the content of the officer report and voted in favour of the officer recommendation.

Conditions and Reasons:

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.

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 D2, BE1, BE2, EP4 and T10 of the Kirklees Unitary Development Plan, Policies PLP21, PLP24 and PLP30 of the Kirklees Publication Draft Local Plan, as well as the aims of the National Planning Policy Framework.

3. The proposed use shall not be open to customers outside the hours of 0800 to 1700 Monday to Friday and 0800 to 1700 Saturdays with no activities on Sundays or Bank Holidays.
Reason: In the interests of traffic safety to ensure that the use can function satisfactorily given its location and the restricted parking provision available. To prevent loss of amenity to the occupiers of nearby residential properties arising from noise at unsociable hours, and to accord with the aims of Policies T10 and EP4 of the Kirklees Unitary Development Plan, Policies PLP21 and PLP24 of the Kirklees Publication Draft Local Plan, as well as the aims of chapter 11 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received

Plan Type	Reference	Version	Date Received
Site layout – as proposed (including location plan)	13002D-51-P02	-	22.12.2017
Design and access heritage statement	13002	-	06.11.2017
Conversion –GA as proposed	13002D-50-P01		06.11.2017

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 was in negotiations with the regards to the parking at the site. An amended plan was submitted showing two car parking spaces within the site. The proposal, with the inclusion of the above conditions, is considered acceptable.

Report Dated: 26.01.2018