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:	2018/62/90074/W
Site Address:	Land Off, Lindley Moor Road, Huddersfield, HD3 3TD
Description:	Erection of motor vehicle dealership comprising car showrooms, workshops and MOT, ancillary offices, car parking and display, new vehicular access and egress to A643 and landscaping
Recommending Officer:	Bill Topping

DECISION – S106 Full Permission

I hereby authorise the approval of this application for the reasons set out in the agenda and update of the Strategic Planning Committee dated 10/05/18 and the committee decision authorisation sheet annexed below in respect of the above matter.

David Wordsworth

AUTHORISED OFFICER

Date: 24-May-2018

Decision Authorisation – Committee Decision

Committee: Strategic Committee

Date of Committee: 10/5/18

Application Number: 2018/90074

Officer Recommendation: Conditional Full Approval, subject to Delegation to Officers to secure the signing of a Section 106 Agreement providing £15,000 for Travel Plan Monitoring.

Committee Decision: As per Officer recommendation.

Events since the Committee

The Section 106 has been delivered and engrossed 24/5/18.

An extension of time agreement has been received.

Conditions and Reasons.

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

2.The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as ma be required by other conditions which shall always take precedence.

3. Prior to development commencing samples of the proposed roofing and walling materials shall be submitted for the written approval of the Local Planning Authority. The development shall be implemented using the agreed materials.
Reason. In the interests of visual amenity and to accord with Policies BE1and BE2 of the Kirklees Unitary Development Plan.

4. Details of the boundary treatments shall be submitted for the approval of the Local Planning Authority. The agreed boundary treatments shall be implemented and complete prior to the first occupation of the development hereby permitted and shall be maintained thereafter
Reason. In the interest of visual amenity, and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan.

5. Within 3 months of the date of this permission a detailed landscape scheme shall be submitted for the written approval of the Local Planning Authority.

The agreed landscaping shall be implemented during first planting season following the completion of the approved buildings. The approved scheme shall be maintained for a period of 5 years from the completion of the planting works. Any specimens that die within this period shall be replaced.
Reason. In the interests of visual amenity and to accord with the Policies BE1 and BE2 of the Kirklees Unitary Development Plan.
6.Development shall not commence until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall provide details of:

- Vehicle access to and from the construction site;
- Proposed routes of access and egress for construction vehicles between main radial routes and the site,
- details of controls to restrict vehicles to approved routes of access and egress;
- measures to keep the public highway free of mud and debris; and
- on-site parking layout to accommodate the peak demand for construction worker parking.

The approved plan shall then be complied with throughout the period of construction work.
Reason: To ensure the safe operation of the surrounding road network in the interests of highway safety and in accordance with Unitary Development Plan Policy T10.

7.No part of the development shall be brought into use until the Travel Plan Coordinator for Unit 2 Plot A has been appointed to implement the Travel Plan in accordance with the Travel Plan dated 15th December 2017 as submitted with the application.
Reason: To comply with the Council's sustainability objectives
set out in Unitary Development Plan Policy T1 and the NPPF

8.The development shall not be brought into use until all areas indicated to be used for access, parking and turning on the submitted plans have been marked out, and laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agencies '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 1995 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(s) specified on the submitted/listed plan(s) for the lifetime of the development.
Reason: In the interests of amenity and traffic safety. To ensure adequate space within the site for vehicle movements and parking and in accordance with Unitary Development Plan Policy T10.

9.Development shall not commence until a scheme detailing the following highways works, including the relevant Stage 1, 2 or/and 3 Road Safety

Audits (ref: CIHT guidelines on Road Safety Audit (2008)) has been submitted to and approved in writing by the Local Planning Authority:

- Formation of a priority site access junction with Lindley Moor Road in accordance with the principles set out in 2014/91316 and application drawing M1112 – A -111 ref F dated September 2017;

The development shall not commence until schemes for the above have been approved and shall not be occupied until all the works are complete in accordance with the approved scheme. These works shall thereafter be retained for the lifetime of the development.
Reason. In the interests of highway safety and to accord with Policy T10 of the Kirklees Unitary Development Plan

10..Before the development is first occupied details of a scheme for electrical vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved before the dwellings are first occupied, or in accordance with a programme agreed by the local planning authority. The approved scheme shall be permanently retained thereafter.
Reason. To accord with the guidance contained in part 4 of the National Planning Promoting sustainable transport".

11.Notwithstanding the submitted details a scheme which indicates 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. Thereafter the artificial lighting shall be operated in accordance with the approved scheme.
The scheme should include the following information:-

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

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).
The approved details shall be completed prior to the approved development first coming into use.
Reason. In the interests of visual amenity**,** and to accord with the guidance contained within pat 8 of the National Planning Policy Framework" Promoting healthy communities".

12. A detailed scheme identifying scrutiny and crime prevention measures across the site, shall be submitted for the written approval of the Local Planning Authority. The agreed scheme shall be implemented prior to the approved development being brought into use.
Reason. To accord with Policy BE23 of the Kirklees Unitary Development Plan, and the guidance contained in part 8 of the National Planning Policy Framework "Promoting healthy communities".

13. The drainage scheme for this site shall be implemented in accordance with the submitted drainage strategy, and the agreed details in the Discharge of Conditions approval 2016/93390, except as agreed otherwise in consultation with the Local Planning Authority.
Reason. In the interests of the satisfactory drainage of the site, and to accord with the guidance contained in part 10 pf the National Planning Policy Framework " Meeting the challenge of climate change, flooding and coastal change".

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
All plans prefaced with M1112-A			
Location Plan	001	D	28/3/18
Existing site plan	100	E	28/3/18
Proposed site plan	110	J	28/3/18
Parking allocation	111	G	28/3/18
Ground floor	201	H	28/3/18
First floor	202	H	28/3/18
Ground floor workshop setting	206	E	28/3/18
First floor fire strategy plan	214	F	28/3/18
Space allocations	250	D	28/3/18
Ground floor workshop finishes	302	F	28/3/18
First flor showroom finishes	303	F	28/3/18
Ground floor furniture layout	304	D	28/3/18
First floor furniture layout	305	B	28/3/18
Ground floor workshop reflected ceiling plan	402	C	28/3/18
Elevations	501	D	28/3/18
Elevations(colour)	502	B	28/3/18
Design and Access Statement			
Transport Statement	10322-022-03		11/1/18

Plan Type	Reference	Version	Date Received
Travel Plan	10322-001-03		11/1/18
Geo environmental Appraisal			11/1/18
Drainage Strategy			11/1/18
Noise Impact Assessment			11/1/18
Planning Support Statement			11/1/18
Lighting Plan			11/1/18

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 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.

Report Dated: 24/5/18