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:	2018/62/93120/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:	Nia Thomas

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation contained within the Heavy Woollen Planning Sub-Committee agenda dated 15 November 2018 and the Committee Decision Authorisation annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 19-Nov-2018

Decision Authorisation – Committee Decision

Committee: Heavy Woollen Planning Sub Committee

Date of Committee: 15-11-2018

Application Number: 2018/93120

Officer Recommendation: Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report.

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 D5, BE1, BE2, BE12, EP11 and T10 of the Kirklees Unitary Development Plan, Policies PLP1, PLP2, PLP3, PLP6, PLP21, PLP24 and PLP30 of the Kirklees Publication Draft Local Plan, as well as Chapters 5, 12, 14 and 15 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 Chapter 12 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 2493-02D 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, Policies PLP21 and PLP22 of the Kirklees Publication Draft Local Plan and Chapter 14 of the National Planning Policy Framework.

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.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	2493-LOC	-	25.9.2018
Existing approved site plan and section	2493-01	A	25.9.2018
Proposed site plan and section	2493-02	D	25.9.2018
Proposed boundary treatment plan and associated details	2493-04	A	25.9.2018
Proposed house plans and elevations	2493-03	D	25.9.2018
Planning statement	2493	-	25.9.2018

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. No amendments have been made to the submitted details as the proposal is acceptable in its current form.

Report Dated: 19.11.2018