

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

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

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2018/61/93201/W

Site Address: land at, former St Luke's Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RQ

Description: Reserved matters application for residential development pursuant to outline permission 2018/93098

Recommending Officer: Bill Topping

DECISION – Reserved Matters- Approved

I hereby authorise the approval of this Reserved Matters application for the reasons set out in the agenda of the Strategic Planning Committee dated 11.04.19 and the committee decision authorisation sheet annexed below in respect of the above matter.

David Wordsworth

AUTHORISED OFFICER

Date: 08-Aug-2019

Decision Authorisation – Committee Decision

Committee: Strategic Planning Committee

Date of Committee: 11/4/19

Application Number: 2018/93201

Officer Recommendation - Delegate to Officers to issue Reserved Matters with appropriate conditions

Committee Decision- Delegate to Officers to issue Reserved Matters with appropriate conditions.

Events since the Committee

The Section 106 agreements for the Section 73 application 2018/93098; and the Full application for 26 dwellings (2018/93200) have been negotiated and signed. Dated 8/8/19.

The Outline no this Res Matters refers to has been corrected to 2018/93098.

An extension of time has been agreed until 16/8/19

Conditions and Reasons.

1. The development hereby permitted shall be carried out in complete accordance with the approved plans and specification except as may be required by other conditions.

Reason. So as to ensure the satisfactory appearance of the development upon completion.

2. The development shall be constructed of materials identified in the approved Materials schedule 1835-203, and subsequently maintained for the lifetime of the development

Reason. In the interests of visual amenity and to accord with policy LP24 of the Kirklees Local Plan.

3. Any planting, seeding or tree management works forming part of the agreed landscape scheme shall be carried out following the commencement of the development, or in accordance with a timetable agreed with the Local Planning Authority and shall be maintained for a period of five years from the completion of the planting works. All specimens that die within this period shall be replaced.

Reason. In the interests of visual amenity and to accord with policy LP24 of the Kirklees Unitary Development Plan and PLP24 of the Kirklees Publication Draft Local Plan.

4. Prior to any development commencing, the trees and vegetation to be retained shall be protected in accordance with the approved details within the Arboricultural Impact and Method Statement.(LDP2217)

Reason. To safeguard mature and protected trees in accordance with policy LP33 of the Kirklees Local Plan.

5. Prior to any of the dwellings hereby permitted being occupied, details of all boundary treatment shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented and thereafter retained for the lifetime of the development.

Reason. In the interests of visual amenity and to accord with policy LP24 of the Kirklees Local Plan

6. No development shall commence until a scheme detailing the provision of electric charging points within the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development or in accordance with a timeframe to be agreed with the Local Planning Authority, and subsequently be retained permanently thereafter

Reason. To accord with policy LP26 of the Kirklees Local Plan Kirklees Local Plan

7. No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surfacing, and the treatment of sight lines, together with a safety audit covering all aspects of the work. The agreed scheme shall be implemented in accordance with an agreed timetable, and thereafter retained for the lifetime of the development.

Reason. In the interests of highway safety and to accord with policy LP21 of the Kirklees Local Plan.

8. Prior to any occupation a scheme detailing bio-diversity enhancement (including bird and bat roost opportunities within the development) has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to occupation of the affected properties, or in accordance with a timetable to be agreed with the local Planning authority, and retained permanently thereafter.

Reason. To accord with policy LP30 of the Kirklees Local Plan.

Plan Type	Reference	Version	Date Received
Location Plan	1835-1	a	1/10/18
Layout plan	1835.200	D	6/7/19
Landscape plan			
Materials schedule	1835-203		1/10/18
<u>Boundary types</u>			
1.8 m screen fence	1835.B.01		1/10/18
Brick pier and timber panel	1835.B.02		1/10/18
1.2m post and rail divisional fence	1835.B.03		1/10/18
<u>House types</u>			
Sudbury (OP)	1835-SBY-OP		1/10/18
Sudbury (AS)	1835-SBY-AS		1/10/18
Ramsbury (OP)	1835-SBY-OP		1/10/18
Ramsbury(AS)	1835-RBY-AS		1/10/18
Overbury (OP)	1835-OBY-OP		1/10/18
Overbury (AS)	1835-OBY-AS		1/10/18
Paignton	1835-PTN.01		1/10/18
Lorton	1835.LTN.01		1/10/18
Bampton And Easton	1835.BTN.01		1/10/18
Bampton and Easton	1835.BTN.02		1/10/18
Ulbridge	1835.ULB.01		1/10/18
Trowbridge(OP)	1835-TRO OP		1/10/18
Trowbridge (AS)	1835-TRO-AS		1/10/18
Merebridge and Seatbridge	1835-MER-01		1/10/18
	02		1/10/18
	03		1/10/18
	04		1/10/18
	05		1/10/18
Ironbridge	1835-IRT-01		1/10/18
Fenbridge and Ironbridge	1835-FEN-01		1/10/18
Fenbridge and Ironbridge	1835-FEN -02		1/10/18
Beckford	1835-BFD-01		1/10/18
Beckridge	1835-BEC-01		1/10/10
Streetscenes	1835.104		1/10/18
Cross Sections	1835.05 (C-C)		1/10/18
	1835.051(B-B)		1/10/18
	1835.052 (A-A)		1/10/18
Design and Access Statement			1/10/18
Transport Assessment	S2.P2		1/10/18

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Residential Travel Plan	S2.P2		1/10/18
Air Quality Assessment	LDP2217		1/10/18
Noise Impact Assessment	LDP2217		1/10/18
Lighting Assessment	LDP2217		1/10/18
Arboricultural Impact and Method Statement	LDP2217		1/10/18
Preliminary Ecological Appraisal	LDP2217		1/10/18
Planning Case Report			1/10/18
Statement of Community Involvement			1/10/18
Drainage Strategy Plan	E/18/7232/HH/001	B	1/10/18
Flood Risk Assessment	E18/7232/FRO1	C	1/10/18
Geo-technical report	42948.002		1/10/18
Supplementary letter	PR/KE/42948-006		11/12/18

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 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.

Report Dated: 08/08/19