From
Sent 20 May 2020 13 24
To Plann ng ContactCent e Plann ng.ContactCent e@ki klees.gov.uk>
Subject FAO Wi liam Simcock

Regarding app ication : 2020/CLD/91247/W

Dear Wil iam Simcock,

This is just to bring o your attention these deta ls.

I wish to remain anonymous, and this is mainly so that the appl cant for this Cer ificate of lawfulness does not mislead you.

The current business occupying the garage below s M & M cars who have been there since 2018. they do heavy car repairs as they special se in repairing cars wh ch were previously wr tten off. Previously to this it was used as a car vale ing centre by Staybright va eting.
I show you proof via google maps:

current:

tt s://goog e co / a s/ lace/Bay Hall Wo s Mil Rd Bi y H dde sfie d HD1 5EH/@53 6576 1 -1 7876668 3a 90y 237 35 88 06t/data= 3 7 1e1 3 5 1s620lW773l WYKSy0 9Zc !2e0l5s20180601T000000l7i1638 l8i8192! 5l3 !1s0 87 dc69c08ff3 9:0 3 dcd2e f70aa5d8l8 2l3d53 6572518! d-1 7873516

prev ous:

https://www.goog e.com/maps/place/Bay Hall Works Mill Rd Birkby Huddersfie d HD1 5EH/@53.6576311,-1.7876669,3a,75y,237.35h,88.06t/data=!3m7!1e1!3m5!1sIS-9-c_ODH69_O__Uq !2e0l5s20160701T000000l7i13312l8i6656! 5l3 !1s0 87 dc69c08ff3f9:0 3 dcd2e f70aa5d8 8 2l3d53 6572518! d-1 7873516

W th Staybr ght valeting you can go as far back as 2009 and see that they were the tenants:

tt s://goog e co / a s/ lace/Bay Hall Wo s Mil Rd Bi y H dde sfie d HD1 5EH/@53.657633 -1 7876813 3a 75y 237 35 88 06t/data=!3 7!1e1!3 5!1sq Xsy93Fyia5ci - tyd !2e0 5s20090701T000000l7 13312l8 6656! 5l3 !1s0 87 dc69c08ff3f9:0 3 dcd2e f70aa5d8l8 2l3d53 6572518! d-1 7873516

A so this is all over ooking the act that this land is actually an under cro t car park and should only be used as such and was bui d and given this permission as only a carpark in 2011.

Reference to App icati n number 2011/62/90536/W2 :

When this perm ssion was granted the under croft carpark was bui t with this off ce. In the planning cond tions the under croft carpark was supposed to have 6 spaces (including one disabled parking space) for parking which shou d have been used for the off ce. As stated in the design and access statement: The proposed use s for a sma l of ice unit above a semi basement parking area to accommodate 6 cars (Exhibit 9)

Later in 2012 a separate app ication was put in place to bu ld 5 apartmen s above the office and carpark.

Reference to App ication :2012/62/91033/W :

In the design and access statement it states that the parking space in the under croft carpark (discussed above) w ll be increased to 9 spaces to accommodate or these 5 student apartments and the current of ice (Tuit on Time).

t was a condit on for these apartments that these parking spaces were prov ded and re ained. These apartments s ill ex st and the parking has never been provided.

there has been no appl cat on after this o change its use.

So from 2011 this part should have **ONLY** be used as an undercroft carpark for the office (Tu tion Time) and the 5 apartments. So he has been in breach for using th s carpark as a valeting place and now a garage.

Hope th s helps you to bring out some truth, as mentioned before I am sending this just to yourself to give you more information and so that he does not misguide yourself. As you can see there is not much concern for planning from the appl cant, as he has used the carpark as is convenient for himself or many years, and s only trying to do the due process as there is an enforcement in place (COMP/20/0110).

P ease keep this information to yourse f and use it as a guide for yourself.

Regards