

From: Carol Oakden <Carol.Oakden@kirklees.gov.uk>
Sent: 03 March 2021 10:46
To: Christopher Carroll <Christopher.Carroll@kirklees.gov.uk>
Subject: RE: 2020/93358 Abbey Road North, Shepley

OFFICIAL - SENSITIVE

Hi Chris,

My principal concerns on this site were the limited/split level rear access on some properties adversely affecting bin storage possibilities, RCV manoeuvrability around the site and communal presentation points for shared private drives. The revised plans (drawings numbers 1914-S1-22D and 1914-S1-25A) go a long way to allaying these concerns by demonstrating storage space for all properties, including screened front storage for the split level properties at plots 72-78, which is welcomed. These are also now showing presentation points for shared private drives - I am a little concerned that the courtyard between the starter homes at plots 36 – 45 may be crowded with bins on collection days but it is probably unreasonable to request any further change to accommodate this. The

swept path tracking for an RCV looks to be largely ok but I defer to Highways colleagues to take a final judgement on the acceptability of this (presumably there will be a S38 condition to allow this to be picked up?).

As before, I do want to see a condition that allows us to work with the developer when the site is under construction to agree temporary waste collection arrangements if anyone moves in before the site is complete – the wording used on previous approvals is as follows:

“Where implementation of the development hereby approved is to be phased, and/or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units, and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.”

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

On this basis, I have no further concerns.

Thanks,
Carol