

Enquiries to: Callum Harrison

Kirklees Direct
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County Planning Ltd
P O Box 515
Leeds
LS8 9GLDate: 27-Oct-2021
Our Ref: 2021/92904

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Permission in Principle) (Amendment) Order 2017
AT: Yangtze Chinese Restaurant, Park View, 149 Halifax Road, Liversedge, Dewsbury,
WF15 6NU

I refer to your submission of details relative to the proposed development as described below for the above property and as submitted on 19-Jul-2021.

Application for permission in principle for conversion and alteration of existing restaurant to form up to 8 self-contained apartments along with formation of associated hardstandings, parking areas and domestic gardens

In accordance with the plan(s) and applications submitted to the Council on 19-Jul-2021, subject to the terms specified hereunder:-

1. Approval of all details of the proposal (hereinafter called "the technical details") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Application for approval of the technical details shall be made to the Local Planning Authority before the expiration of three years from the date of this permission in principle.
3. The development hereby permitted in principle shall be begun before the expiration of three years of the final approval of the technical details.

Kirklees Council hereby give notice that **PERMISSION IN PRINCIPLE HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents submitted or as may otherwise be amended following written approval by the Local Planning Authority. Permission in Principle is Granted for a minimum of 6no apartments and a maximum of 8no self-contained apartments in the form of the conversion and alteration of existing restaurant.

Note: You are advised that an application for approval of Technical Details Consent must be made no later than the expiration of three years beginning with the date of this permission.

Plans and Specifications Table:

Plan Type	Reference	Version	Date Received
Design and Access Statement	FAN/01/1 – PDA	1	19/07/2021
Location Plan	21028 200A	1	19/07/2021
Existing Site Plan	21028 020A	1	19/07/2021
Existing Elevation	21028 002A	1	19/07/2021
Ecology Report	Dated 05/2021	1	19/07/2021
Badger Survey	Dated 05/2021	1	19/07/2021
Indicative Proposed Site Plan	21028 121B	1	19/07/2021
Indicative Proposed Block Plan	21028 101B	1	19/07/2021
Indicative Proposed Basement Floor Plan	21028 102A	1	19/07/2021
Indicative Proposed Ground Floor Plan	21028 103A	1	19/07/2021
Indicative Proposed First Floor Plan	21028 104A	1	19/07/2021
Indicative Proposed Elevation	21028 110	1	19/07/2021
Covering Letter	-	1	19/07/2021

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 has, 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. The agent and case officer have held discussions regarding this application. The authority raised concerns regarding the high density of development that a minimum of 8 and maximum of 9 self-contained apartments would lead to very high-density accommodation that exceeds the character of the area, contrary to Kirklees Local Plan Policy LP7. Officers discussed this matter with the agent who then agreed a revised figure of a minimum of 6 and a maximum of 8 self-contained apartments be proposed. 6 self contained apartments would create a density close to the 35 dwellings per hectare as set out in Kirklees Local Plan Policy LP7 and within the allocated site description. As per the Government's Permission in Principle guidance, the amount of residential development must be expressed as a range, therefore the newly proposed range is considered acceptable for the permission in principle stage.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

To discuss the benefits that FTTP may have for your development, please contact Carl Tinson in Kirklees Council's Digital Team at carl.tinson@kirklees.gov.uk.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

If you wish for the Local Authority to make a formal determination upon the lawfulness of the proposal, it remains open for you to submit an application for a Certificate of Lawful Development. Further details for such applications can be found at:-

<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/ldc>

Notes to Developer**Building Regulations**

- Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Please contact Kirklees Building Control on 01484 221550 or via e-mail to building.control@kirklees.gov.uk, alternatively visit www.kirklees.gov.uk/planning for more information.

Protected Trees

- Be aware that your site has been identified as hosting / being in close proximity to a Protected Tree. Permitted development rights for domestic extensions under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) **do not** override Tree Preservation Orders under the Town and Country Planning (Tree Preservation)(England) Regulations 2012 . It is your responsibility to ensure the continued health and viability of the protected tree. There is advice on the Kirklees Website, if you do need further information. <http://www.kirklees.gov.uk/beta/trees-listing-and-conservation/work-on-trees.aspx>

Listed Building

If the extensions are to a listed building then listed building consent will be required from this Authority.

Customer Feedback

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development