Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

OUTLINE PLANNING PERMISSION

Application Number: 99/60/91517/W1

To: MR A F MULLEN RIBA

For: S B HOMES LTD

In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby permits:-

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (WITHIN A CONSERVATION AREA)

At: Clough Lee Mill Site Off, Manchester Road, Marsden, Huddersfield.

In accordance with the plan(s) and applications submitted to the Council on

25 May 1999, subject to the condition(s) specified hereunder:-

(1) *(a)* the application for approval of any reserved matter shall be made not later than the expiration of three years beginning with the date of the grant of the outline permission and *(b)* the development shall be begun not later than whichever is the later of the following dates:- *(1)* the expiration of five years beginning with the date of the grant of the outline permission, or *(2)* the expiration of two years beginning with the date of the approval of the reserved matters, or in the case of approval on different dates, the date of the final approval of the last such matter to be approved.
(2) No development shall take place until plans detailing *(a)* the layout of the site, including the disposition and levels of roads, building(s) and other land *(b)* the means of access to the site and building(s) *(c)* the design and external appearance of the building(s) *(d)* the relationship to surrounding buildings *(e)* the colour, type and texture of materials to be used *(f)* details of screen, retaining and boundary walls *(g)* landscaping of the site *(h)* drainage *(i)* the parking, loading and unloading of vehicles *(j)* the identification and means of disposal of contaminants on the site and satisfactory completion of remedial works *(k)* off-street car parking provision for the residents of Clough Lea. have been submitted to and approved in writing by the Local Planning Authority.
(3) Unless otherwise agreed in writing by the Local Planning Authority the maximum number of dwellings accessed off Clough Lee shall be 32 and no houses shall be occupied until the full implementation of a scheme of improvements to Clough Lee which has been previously submitted to and agreed in writing with the Local Planning Authority.
(4) No development shall take place until proposals for securing affordable housing in accordance with the provision of the Kirklees Unitary Development Plan have been submitted to and approved in writing by the Local Planning Authority.
(5) No development shall take place until proposals for securing provision within the development for the needs of people whose mobility is impaired have been submitted to and approved in writing by the Local Planning Authority. Such proposals shall be in accordance with the provisions of the Kirklees Unitary Development Plan.
(6) No development shall take place until plans detailing the provision of Public Open Space, in accordance with the provisions of the Kirklees Unitary Development Plan have been submitted to, and approved in writing by the Local Planning Authority. Details submitted shall provide for the layout, timing, implementation and arrangements for subsequent maintenance of the Public Open Space, in accordance with the provisions of the Kirklees Unitary Development Plan.
(7) No building shall be erected within 3 metres of the sewer crossing/adjacent to the site.
(8) The site shall be developed by means of a separate system of drainage.
(9) Any details submitted in accordance with Condition 2 a above shall include footway provision along the riverside.
(10) Floor levels of any future dwellings shall be set no lower than 0.5 metres above river frontage road levels or 3 metres above the normal water level of the River Colne whichever is the higher.
(11) Before development commences provision shall be made within the site to the satisfaction of the Local Planning Authority, to provide off-street parking for properties fronting Clough Lee and shall thereafter be retained.
NOTE The details submitted in accordance with condition 2(j) shall be in accordance with current guidelines from the Inter Departmental Committee on the Redevelopment of Contaminated Land and DETR Circular 21/87.
The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are :-
(1) Pursuant to Section 92 of the Town and Country Planning Act 1990.
(2) The permission is one granted on an outline application made in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and no details of the matters referred to having been submitted they are reserved for the subsequent approval of the Local Planning Authority.
(3) In the interests of the free and safe use of the highway.
(4/6) In accordance with the provisions of the Unitary Development Plan.
(7/8) In the interests of proper drainage.
(9) To accord with the provisions of the Unitary Development Plan.
(10) In the interests of flood prevention.

(11) In the interest of highway safety.

Dated: 11 Jan 2000

Signed:

Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

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