KIRKLEES METROPOLITAN COUNCIL

Town and Country Planning Act
1971

Town and Country General Development Order
1977 to 1987

DECISION
14 MAR 1988
ISSUED

PLANNING PERMISSION FOR DEVELOPMENT

Application No. 87/62/05842/C1

TO: Architecture & Design
Partnership
82 Huddersfield Road
Holmfirth
Huddersfield

FOR: John Edward Crowther Ltd

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

Erection of new raw materials shed

AT:- Fall Lane Mills, Fall Lane, Marsden, Huddersfield.

In accordance with the plan(s) and applications submitted to the council on 24th December 1987 subject to the condition(s) specified hereunder:-

1. The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.

2. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions unless otherwise agreed in writing by the Local Planning Authority.

3. This permission shall relate to the amended "general arrangement plan" received on 24th February 1988.

4. The proposed masonry walls shall be constructed of an approved artificial stone which is sympathetic in colour, texture and scale with regular coursed local natural stone.

5. A sample artificial stone facing block to harmonise with local natural stone shall be submitted to and approved in writing by the Local Planning Authority before development commences and all development shall be constructed of the approved materials.

6. Notwithstanding the details given under question 21 on the application form, this approval shall not extend to the specific cladding materials described.

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7. A sample cladding sheet shall be submitted to and approved in writing by the Local Planning Authority before development commences and the development shall be constructed of the approved materials.

8. The existing access to the site shall be permanently closed to the satisfaction of the Local Planning Authority before any building work commences.

9. The new access shall be provided and the sight lines indicated on the submitted plan rendered effective before building work commences.

10. That part of the site to be used by vehicles shall be laid out, surfaced, sealed and drained to the satisfaction of the Local Planning Authority before the building is brought into use.

11. The area of land between the proposed new kerb line to Fall Lane and the proposed new building shall be surfaced and sealed to the satisfaction of the Local Planning Authority before the new building is brought into use.

12. Concurrently with the carrying out of the development the area coloured green on the approved plan shall be laid out and retained for the parking of private vehicles for the use of employees to the satisfaction of the Local Planning Authority.

13. There shall be no external storage unless otherwise agreed in writing by the Local Planning Authority.

14. The site shall be developed with a separate system of drainage on site and off with foul drainage only connected to the public foul sewer and surface water discharged to Wessenden Brook.

15. Except as otherwise may be agreed in writing with the Local Planning Authority deliveries to and from the premises shall be restricted to the hours of 0730 to 1830 Monday to Saturday with no operations on Sundays.

16. Concurrently with the carrying out of the development, the area on the car park perimeter on the approved plan shall be planted with trees and shrubs so as to form a continuous screen not less than 1.0 metres wide to the satisfaction of the Local Planning Authority.

17. A scheme for shrub planting at the new entrance to the materials shed shall be submitted to and approved in writing by the Local Planning Authority before development commences unless otherwise agreed in writing by the Local Planning Authority.

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 41 of the Town and Country Planning Act 1971.

2. So as to ensure the satisfactory appearance of the development on completion.

3. For the avoidance of doubt since amended plans have been received.

4/7 In the interest of visual amenity.

8/11 In the interest of highway safety.

12. So that adequate provision is made within the site in the interests of the safety and free flow of traffic.

13. In the interest of visual amenity.

14. In the interests of satisfactory drainage.

15. In the interests of public health.

16/17 In the interest of visual amenity.

DATED: 11th March 1988

Signed.....p.p. Assistant Director (Planning)

Address to which all communications should be sent:-

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P.O. Box B95
Civic Centre
Huddersfield
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