

Date of Application: 13 June 2014
Date Decision Issued: 13 October 2014
Application Number: 14/01310/REM

Mr Duffy, Mr Duffy & Mr Davies
c/o Mr Michael Townsend
Townsend Planning Consultants
10 Rishworth Street
Wakefield
West Yorkshire
WF1 3BY
United Kingdom

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**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2010**

Approval of Reserved Matters

Description and Location of Application

Residential development 22 no dwelling (reserved matters pursuant to outline approval 13/02705/OUT for appearance, landscaping, layout and scale)

at: Land Off Wakefield Road Town End Pontefract West Yorkshire WF8 4HW

Particulars of Decision

Reserved matters approved. The following reserved matters are approved in accordance with the plans and specifications hereby approved subject to the following condition(s) and reason(s):-

1. The following reserved matters are hereby approved: (i) The layout of the site (ii) The appearance of the buildings and/or structures; (iii) The scale of the buildings and/or structures; and (iv) The landscaping of the site.
Reason: In accordance with condition 3 of approved outline application 13/02705/OUT, dated 11.02.2014
2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking or re-enacting that Order) no further doors, windows or any other openings shall be created in the side elevation(s) of the dwellings hereby approved.
Reason : In the interests of the amenity of the occupiers of neighbouring properties in accordance with policy D9.

3. Development shall not commence until details of external materials to be used have been submitted to and approved in writing by the Local Planning Authority . No materials other than those approved in accordance with this condition shall be used.
Reason: In the interests of the character and appearance of the locality, in accordance with Policy D9 of the Local Development Framework.
4. The development hereby permitted shall incorporate measures to minimise the risk of crime and meet the specific security needs of the application site and the development. Details of the measures to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing and shall be implemented before the development is first occupied and retained thereafter.
Reason: In pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998; in accordance with Policy D15 of the Local Development Framework DPD; and the interest of personal safety and crime prevention.
5. The development shall not be brought into use until all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a hardened, sealed and drained surface. Provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. Such areas shall be retained as such for the lifetime of the development.
Reason: In the interest of amenity and traffic safety. To ensure adequate space within the site for vehicle movements and parking in accordance with Policy D14 of the Local Development Framework.

This decision is based on the following plans(s):-

Plan Type	Reference	Version	Date Received
Site Plans	PLANNING LAYOUT	PL/001 rev A	07.10.2014
Application Form			13.06.2014
Site Plans	LANDSCAPE PROPASALS	WRP/381/01	13.06.2014
Location Plan		OS A	13.06.2014
Proposed Elevations	TYPE A	A/01	13.06.2014
Proposed Floor Plans	TYPE A	A/02	13.06.2014
Proposed Plans	TYPE B	B/01	13.06.2014
Proposed Elevations	TYPE C	C/01	13.06.2014
Proposed Elevations	TYPE D	D/01	13.06.2014
Proposed Floor Plans	TYPE D	D/02	13.06.2014
Proposed Floor Plans	TYPE C	C/02	13.06.2014
Applicant/Agent Letter	COVERING LETTER		13.06.2014

Notes

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

The applicant is advised that this permission does not authorise excavations within or

abutting the public highway. If any such works are required in connection with this permission, the PRIOR APPROVAL of the Council is required as Highway Authority. Works to the public highway undertaken without the necessary approval would be an unlawful interference with the public highway in respect of which, legal action may be taken under the Highway Act 1980 and related statutes.

The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be sought before the use commences. If any amendments are proposed to the drawings approved herewith when making application under the Building Regulations, a note to that effect should be made on the revised drawings.

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

Service Director for Planning

STANDING ADVICE - DEVELOPMENT LOW RISK AREA



The Coal
Authority

This Standing Advice is valid from 1st January 2013 until 31st December 2014

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FURTHER INFORMATION

Now that your application has been determined, this information sheet is intended to inform you of your options.

GRANTED

If your application has been granted, please be aware that the following may apply to you.

TIMESCALES

- If you do not begin the development within the period specified on your decision notice, the permission will lapse.
- Extension of Planning Permission – in order to keep consent extant, you are required to submit a new application, including the full plans and information, and the full current fee.
- If the development is begun but not completed we can, in certain circumstances, require that it is completed within a specified period.

CONDITIONS

If your application has been granted subject to conditions you may be required to submit information to allow the discharge of conditions, after which development may commence.

The form for discharge of condition applications can be found using the following link www.planningportal.gov.uk/uploads/appPDF/X4725Form027_england_en.pdf a fee will also be payable.

OTHER CONSENTS

This is only a Planning Permission; it does not necessarily mean you can start your development. You must also assess the impact of the following on your development:

- It may be necessary to obtain approval under the Building Regulations. This is handled by our Building Control Department.
- This permission does not entitle you to obstruct a Right of Way. If you need to stop up or divert a footpath or bridleway to enable you to carry out the development you should contact our Public Rights of Way office.
- Any applications for Council grants towards the costs of the development will need to be approved before work starts.
- Your development may come under the jurisdiction of two different pieces of Civil Legislation: the Party Wall Act and Right to Light: see the DCLG website for more information
- If your development requires you to alter any existing utilities (Drainage, Water, Electricity, Gas, Phone, Cable, etc.) then you will need to liaise with the appropriate organisation.

Do not start your development until you have all the applicable consents

GROUND STABILITY

- This Planning Permission does not constitute any guarantee as to the stability of the site.

GRANTED WITH CONDITIONS, SPLIT DECISION OR REFUSAL

If your application has been refused, in part or in full, or if there are conditions attached to the grant, then you may wish to consider making a resubmission or an appeal.

APPEALS

If you are aggrieved by this decision, then you may be able to make an appeal. Appeals in England and Wales are handled (on behalf of the Secretary of State for the Department of Communities and Local Government) by the Planning Inspectorate in Bristol.

There are strict time limits on when Appeals can be made and you are urged to visit www.planninginspectorate.gov.uk . Alternatively information about all aspects of the Appeal Process are available from the Planning Inspectorate, and the Planning Portal.

INFORMATION

BUILDING CONTROL

01924 306580

buildingcontrol@wakefield.gov.uk

www.wakefield.gov.uk/Planning/BuildingControl

PUBLIC RIGHTS OF WAY

0845 8 506 506

prowteam@wakefield.gov.uk

www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm

PLANNING INSPECTORATE

www.planninginspectorate.gov.uk

The Planning Inspectorate,
Temple Quay House,
2 The Square, Temple Quay,
Bristol BS1 6PN

PLANNING PORTAL

The Planning Portal is the UK Government's online planning and building regulations resource. Use this site to learn about planning and building regulations, and appeal against a decision and research government policy.

www.planningportal.gov.uk

DCLG (DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT)

The DCLG are the central Government Department responsible for planning policy and building regulations.

www.communities.gov.uk