



RESIDENTIAL DEVELOPMENT LAND

Cumberworth Lane, Denby Dale. Huddersfield

OFFERED FOR SALE BY AUCTION

Wednesday 27th September 2023 at 7:00pm

Silkstone Golf Club, Silkstone, Barnsley, S75 4LD

Guide Price: £375,000 - £450,000

WILBYS

CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT LAND

Cumberworth Land, Denby Dale

GUIDE PRICE: £375,000 - £450,000

An exciting opportunity to purchase 0.45 hectares (1.12 acres) or thereabouts of residential development land with Outline Planning Permission for the erection of 10 dwellings.

Location and Directions: The land is located in the centre of the village of Denby Dale, Huddersfield, West Yorkshire.

From Denby Dale Train Station head south on Wood Lane. At the junction turn left onto Wakefield Road, the A636. After approximately 0.3 miles take the left-hand turn onto Cumberworth Lane. The access is located on the right-hand side prior to reaching the Methodist Church.

Postcode: HD8 8RU

What3Words: clays.revised.projects (access track)

Tenure & Possession: The land is offered for sale freehold with vacant possession upon completion.

Method of Sale: The land is offered for sale by Public Auction being conducted on Wednesday 27th September 2023 at Silkstone Golf Course, Silkstone, Barnsley, South Yorkshire S75 4LD.

Auction Procedure: The successful purchaser will be required to sign the sale contract and pay a deposit of 10% of the hammer price, immediately following the sale to the Vendor's Solicitors. Completion of the contract will be 28 days thereafter unless otherwise stated.

In addition to the purchase price, the Purchasers shall make a contribution towards the Vendor's Solicitors costs in the sum of £1,000 plus VAT and a contribution towards the Agents/Auctioneers cost of £1,000 plus VAT.

Purchasers are required to register their interest prior to the auction.

Auction Pack: An Auction Pack will be available three weeks prior to the date of Auction. Please contact Wilbys to arrange access.

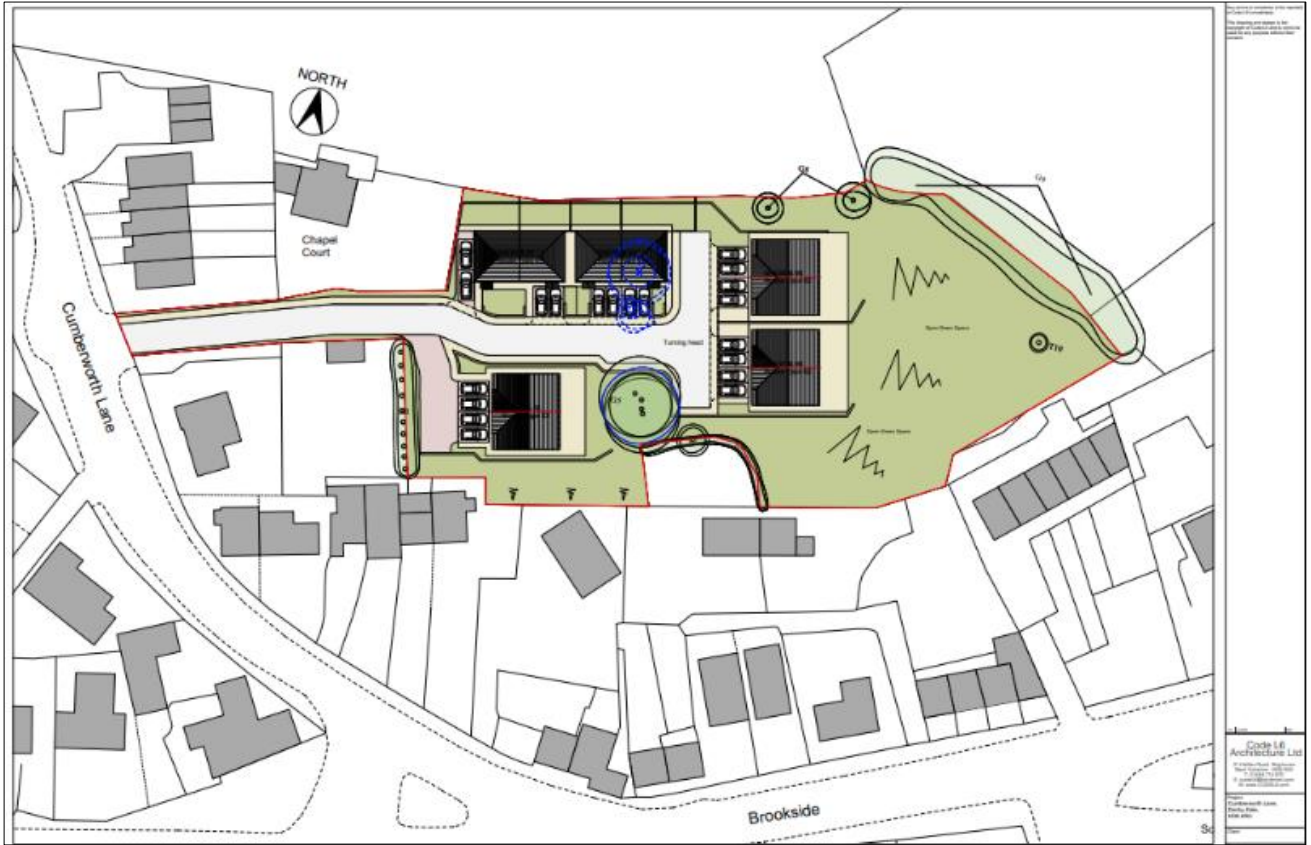
Special Conditions of Sale: The property will be sold subject to the Special Conditions of Sale, copies of which may be inspected at the Vendor's Solicitors or Auctioneers offices 7 days prior to the date of the sale.

Planning Permission: The land has the benefit of Outline Planning Permission, Reference 2019/60/93906/E for the development of 10 semi-detached residential dwellings. A copy of the Planning Decision Notice is enclosed and further details can be found on the Kirklees Council Website.

Services: We would advise all potential purchasers to make their own enquiries as to the suitability and availability of the services.

Local Authority Kirklees Council
Huddersfield Town Hall, PO Box 1720, Huddersfield, HD1 9EL
Tel. 01484 221900

Solicitors:	DLA Piper - Mr Nigel Howard 1 St Paul's Place, Sheffield, South Yorkshire S1 2JX Tel: 020 7349 0296
Plans:	The enclosed plans have been prepared for identification purposes only.
Boundaries, Plans, Areas, Schedules and Disputes:	<p>The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.</p> <p>Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.</p>
Measurements & Other Information	All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
Wayleaves, Easements & Rights of Way:	<p>The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.</p> <p>Potential Purchasers should make their own enquires with the relevant Authorities.</p>
Viewing and Health & Safety:	<p>Viewings will be strictly by prior appointment with the Vendor's Agent. All viewings to be conducted during daylight hours only.</p> <p>Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.</p>
Money Laundering Regulations:	<p>Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 Wilbys are required by law to verify the identity and address of all bidders prior to auction.</p> <p>In order to bid at a Wilbys auctions you will be required to complete an Auction Registration Form, copy enclosed, and provide Proof of Identification and Proof of Residence.</p>



IMPORTANT NOTICES

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

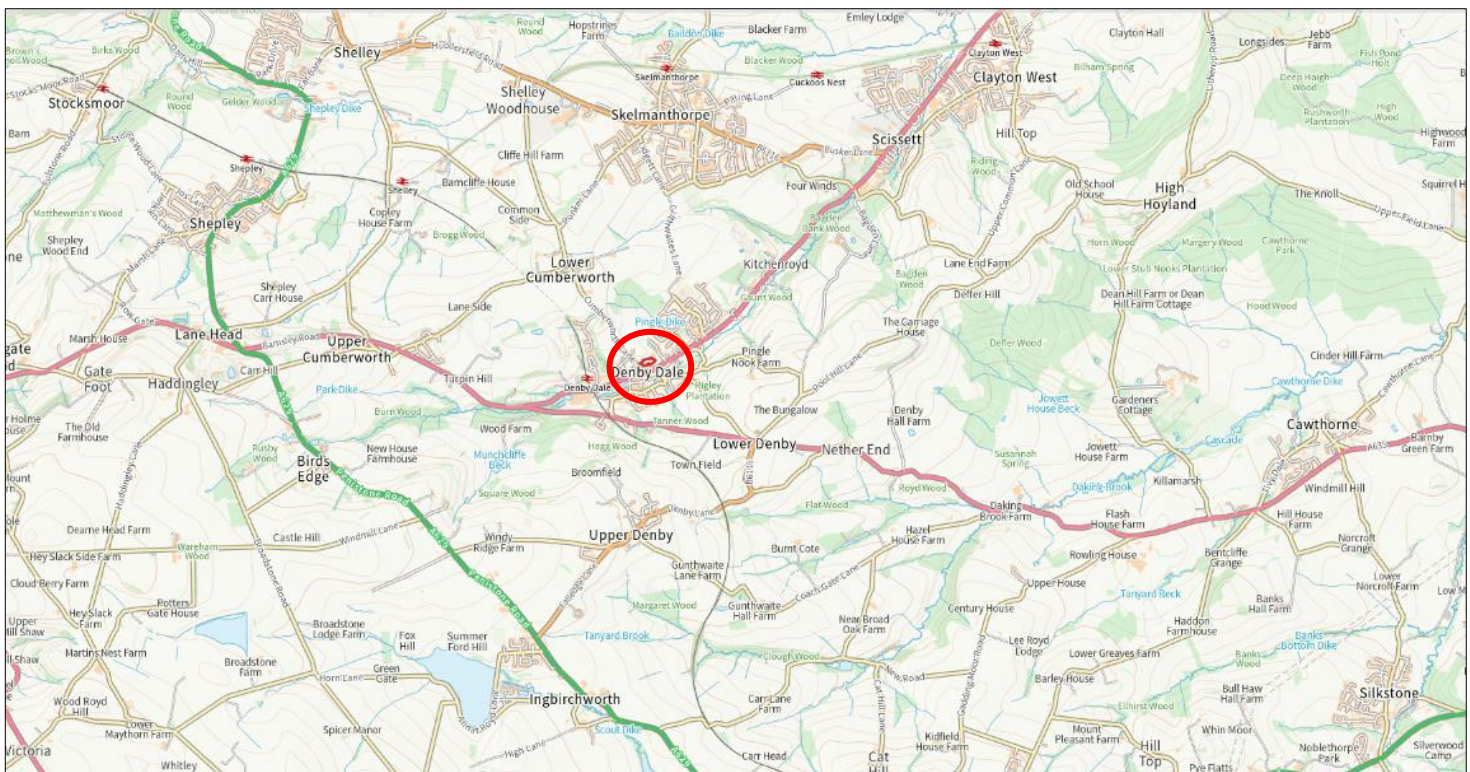
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

Location Plan



Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221 | Fax: 01226 732700
Email: contact@wilbys.net
Website: www.wilbys.net





Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England)
Order 2015

OUTLINE PLANNING PERMISSION

Application Number: 2019/60/93906/E

To: Roger Lee Planning Ltd
18, Leeds Road
Methley
Leeds
LS26 9EQ

For: Wavin 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 ERECTION OF RESIDENTIAL DEVELOPMENT
UP TO 10 DWELLINGS

At: LAND OFF, CUMBERWORTH LANE, DENBY DALE, HUDDERSFIELD, HD8
8RU

In accordance with the plan(s) and applications submitted to the Council on 03-Dec-2019, subject to the condition(s) specified hereunder:-

1. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the access, appearance, landscaping, layout and scale shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

Reason: No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

3. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or in the case of approval of different dates, the final approval of the last such matter to be approved.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5. No material operation as defined in Section 56(4)(a or b) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of affordable housing have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, the arrangements shall cover the following matters:

- a) the number and type of affordable housing units to be provided.
- b) the layout and disposition of the units affordable housing to be provided.
- c) the timescale for the implementation and completion of the affordable housing units;
- d) the mechanism for ensuring that the affordable housing units remain affordable for both the initial and subsequent occupiers.

The required affordable housing provision shall be calculated and apportioned with reference to the number of units proposed at reserved matters stage, the capacity of the allocated site HS144, and planning policy and guidance applicable at the time of calculation.

Reason: To secure an affordable housing contribution in accordance with the requirements of Policies LP5 and LP11 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

6. No material operation as defined in Section 56(4)(a or b) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of Public Open Space and/or Local Area of Play to serve the development have been submitted to and approved in writing by the Local Planning Authority.

Unless otherwise approved in writing by the Local Planning Authority, the arrangements shall cover the following matters:-

- a) the layout and disposition of the public open space.
- b) the timescale for the implementation and completion of the works to provide the public open space;
- c) the mechanism for ensuring that the public open space will be available for public within perpetuity.
- d) maintenance of the public open space in perpetuity.

The required public open space provision shall be calculated and apportioned with reference to the number of units proposed at reserved matters stage, the capacity of the allocated site HS144, and planning policy and guidance applicable at the time of calculation.

Reason: To secure Public Open Space, in the interest of visual and residential amenity, in accordance with the requirements of Policies LP5 and LP63 of the Kirklees Local Plan and Chapters 8 and 12 of the National Planning Policy Framework.

7. No material operation as defined in Section 56(4)(a or b) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of educational facilities to serve the needs of the development have been submitted to and approved in writing by the

Local Planning Authority. The required education provision shall be calculated and apportioned with reference to the number of units proposed at reserved matters stage, the capacity of the allocated site HS144, and planning policy and guidance applicable at the time of calculation.

Reason: To facilitate an increase in the capacity of local schools commensurate with the demands of the development, support the three tenants of sustainable development, in accordance with Policy LP49 of the Kirklees Local Plan.

8. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and thereafter retained.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental wellbeing, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that drainage measures are designed and approved at an appropriate stage of the development process.

9. Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity and environmental wellbeing, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that drainage measures are designed and approved at an appropriate stage of the development process.

10. Prior to the development being brought into operation (occupation for residential, business function for non-residential), details of the operation, maintenance and management of the surface water drainage infrastructure shall be submitted to and approved in writing with the Local Planning Authority. Details shall include adoption proposals of any adoptable structures, as necessary. The development shall thereafter be operated, managed and maintained at all times for the lifetime of the development, or up to the point of adoption, in accordance with the approved details.

Reason: To deliver effective sustainable drainage systems that will be operated, maintained and managed for the lifetime of the development that it will serve, in accordance with Policy LP28 of the Kirklees Local Plan as well as Chapter 14 of the National Planning Policy Framework.

11. The site shall be developed with separate systems of drainage for foul and surface water on and off-site.

Reason: In the interest of satisfactory and sustainable drainage in accordance with the aims of Policy LP28 of the Kirklees Local Plan and the aims of Chapter 14 of the National Planning Policy Framework.

12. Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-

- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space
- One Standard Electric Vehicle Charging Point for every 10 unallocated residential parking spaces

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Reason: To accord with the aims of Policy LP24 of the Kirklees Local Plan, Chapter 9 of the National Planning Policy Framework and the aims of the West Yorkshire Low Emissions Strategy.

13. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment from contaminated land and coal mining in accordance with Policy LP53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework.

14. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 13, groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To identify and remove unacceptable risks to human health and the environment from contaminated land and coal mining hazards and features in accordance with Policy LP53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework.

15. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 14. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy

Reason: To identify and remove unacceptable risks to human health and the environment from contaminated land and coal mining hazards and features in accordance with Policy LP53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework.

16. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment from contaminated land and coal mining hazards and features in accordance with Policy LP53 of the Kirklees Local Plan and the Chapter 15 of the National Planning Policy Framework.

17. Prior to development commencing a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:-

- Noise and vibration arising from all construction related activities to. This should also include suitable restrictions on the hours of working on the site including times of deliveries.
- Dust arising from all construction related activities.
- Artificial lighting used in connection with all construction related activities and security of the construction site.

The agreed plan shall be adhered to throughout the construction of the development.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

18. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To prevent significant ecological harm in respect of direct impacts to birds, their eggs, nests and young and to accord with Policy LP30 of the Kirklees Local Plan and the aims of Chapter 15 of the National Planning Policy Framework.

19. No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: to ensure a scheme that provides mitigation for the ecological effects resulting from loss of habitat and that provides a net biodiversity gain in line with Policy LP30 of the Kirklees Local Plan as well as the aims of Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition to ensure ecological measures are capable of being fully integrated into the construction phase.

20. At the reserved matters stage, details of bin storage and collection points for the proposed development shall be submitted and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety, in accordance with the aims of Policy LP21 of the Kirklees Local Plan and in the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan and Site Plan as Existing	19-130-01	-	3rd December 2019
Site Plan as Proposed (indicative only)	19-130-10	-	3rd December 2019
Proposed Elevations (indicative only)	19-130-11	-	3rd December 2019
Arboricultural Report	14057/ME	-	3rd December 2019
Arboricultural Impact Assessment	14057a/ME	-	3rd December 2019
Phase 1 Preliminary risk Assessment	15229/P1/0	0	3rd December 2019
Preliminary Ecological Appraisal prepared by RDF Ecology dated January 2019	-	-	3rd December 2019
Drainage Strategy dated July 2020	033/50/cl/swds/0720	1	31st July 2020
Addendum to Drainage Strategy – Further information	033/50		12th October 2020
Road Layout	1242-101B	B	16th October 2020
Road 1 – Long Section	1242-102B	B	16th October 2020
Road 2 – Long section	1242-103B	B	16th October 2020
Vehicle Tracking	1242-104		31st July 2020
Visibility Splay	1242-105B	B	16th October 2020
Road Safety Audit (Stage 1) Designer Response	1242	0	31st July 2020
Planning Statement	-	-	3rd December 2019

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 Authority have, 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 provided additional supporting information in relation to highways and drainage matters.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "submitted to and approved in writing by the Local Planning Authority".
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is 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.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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.

Dated: 07-Jan-2021

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2019/60/93906/E .

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR

AUCTION REGISTRATION FORM

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are now required by law to verify the identity and address of all bidders prior to auction.

In order to bid at one of our auctions, please complete the form below and provide one of the following documents for Proof of Identification and Proof of Residence.

Proof of Identification

- Current signed passport
- Current full UK/EU Photo Card Licence*
- Current full UK Driving Licence (old style)*
- HM Revenue and Customs tax notification*
- Resident Permit issued by the Home Office to EU Nationals
- Firearms certificate

Proof of Residence

- A utility bill issued within the last three months
- Current full UK/EU Photo Card Licence*
- Current full UK Driving Licence (old style)*
- Local Authority tax bill
- A bank, building society, credit card or mortgage statement within the last three months
- HM Revenue and Customs tax notification*

* These documents can only be used for Proof of Identity or Proof of Residence, not both.

Those bidding on behalf of a company will also need to provide a copy of their Certificate of Incorporation, a list of directors (if this no list, the members of the equivalent management body) and a signed letter of authority by the company director (or equivalent management position).

Please fully complete the registration form below.

Tick at least one of the following auction types you wish to register for:

Arts & Antiques Farm Dispersal Property

Full Name:

Address:

..... Postcode:

Home Tel. Mobile Tel.

Email:

Signature: Date:

Due to the recent changes in data protection regulations, Wilbys Chartered Surveyors are required by law to notify you of how your data is stored and used. By completing this form, you consent to your data being securely kept by Wilbys Chartered Surveyors for a period of 6 months after which it will be destroyed. Contact Wilbys for further details.

FOR WILBYS USE ONLY	Proof of Identification		(Type)	
	Proof of Residence		(Type)	

Wilbys Chartered Surveyors
 6A Eastgate, Barnsley S70 2EP
 Tel: 01226 299221
 Email: contact@wilbys.net
 Website: www.wilbys.net