

Planning

Growth & Neighbourhoods Directorate

Register of Applications

Application Reference

29962

Date Registered

11 Sep 1987

Applicant's Name & Address

British Car Auction PLC.,
Expedier House, Hindhead, Surrey GU26 6TJ

**Agent's Name & Address (where
applicable)**

Glendinning & Hanson,
175, Kings Cross Road, Halifax, West Yorkshire HX1 3LN 67285

Location

land between Hyde Road, Redgate Lane, and Stowell Street, inc; Belle Vue Speedway
Stadium and

Proposal

Development of vehicle and plant auction building

Ward(s)**Decision**

Approved

Date of Decision

03 Dec 1987

Conditions and Reasons:

1) Conditions 1. Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:- (a) the expiration of five years from the date of this permission; or (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved. 2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Council, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the design and external appearance of the building(s), and the landscaping of the site. 3. No trees, other than those shown on plans submitted and approved as "reserved matters", shall be felled, lopped or topped without the previous written consent of the City Council until 12 months after completion of the permitted development. Any trees removed without such consent or dying or being severely damaged before the end of that period

shall be replaced with trees of such size and species as may be agreed with the City Council. 4. The landscaping scheme to form part of the development shall be implemented not later than 12 months from the date the building is first occupied; any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 2 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted. 5. Samples of the materials to be used in the external elevations shall be submitted to and approved by the City Council before the development is commenced. 6. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. 7. No auction sales nor movement of vehicles or plant for auction shall take place on the site on Saturdays and Sundays, and all such activity on other days shall be confined to the following hours :- 0800 to 1800 hours, Mondays to Fridays. 8. Insofar as this permission relates to the sale of motor cars, commercial vehicles and plant, only those items shall be sold from the site and, notwithstanding the provisions of Article III(1) the Town and Country Planning General Development (Amendment) Order 1987 the premises shall not be used for any purpose falling within Class A1 (Shops) of the Town and Country Planning (Use Classes) Order 1987. 9. Any external public address system which may be installed shall not be used for sales purposes. 10. This approval relates to submitted drawing No. 86/46/100/14F and 15. 11. The footpath indicated on drawing no. 86/46/100/14F and 15 shall be provided before the closure of Hunters Lane as a public highway and retained until the completion of that part of the Intermediate Ring Road between Hyde Road and Redgate Lane. 12. An emergency access to Scarcroft Road shall be constructed for the use of emergency service vehicles only and shall not be used for any other purpose. Reasons 1. Required to be imposed pursuant of Section 42 of the Town and Country Planning Act. 2. To ensure the satisfactory development of the site and because this application is in outline only. 3. To avoid the loss of trees which are of amenity value to the area. 4. To secure the satisfactory development of the site and in the interests of visual amenity. 5. In the interests of visual amenity and to ensure a satisfactory development. 6. To ensure that there is adequate car parking for the development proposed when the building is occupied. 7. To safeguard the amenities of the occupiers of nearby residential accommodation. 8. To ensure that the site is not used for any purpose in Class A1 (Shops) of the Town and Country Planning (Use Classes) Order 1987, in accordance with the City Council's policy on retail uses. 9. To safeguard the amenities of the occupiers of nearby residential accommodation. 10. For the avoidance of doubt. 11. For the convenience of local residents, prior to the construction of a suitable alternative route to Hunters Lane. 12. To prevent the use of Scarcroft Road as an access to the site for commercial vehicles and plant, resulting in loss of amenity to the occupiers of nearby residential accommodation.