

Planning

Investment and Regeneration Service
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Paul Kemp
Acting Assistant Director
Investment & Regeneration

Date: 06-Aug-2014
Our Ref: 2014/60/91958/W

Enquiries to: Bill Topping

Jonathan Lovatt,
Coda Studios Ltd
70-71 Cornish Place
Cornish Street
Sheffield
S6 3AF

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990, Section 62
TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988, Regulation 4
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010 Article 29

I refer to your planning application received on 18-Jun-2014 for Outline application for erection of 13 townhouses and 60 bed student accommodation with (A1) retail and (A3) commercial uses at Queensgate, Huddersfield, , HD1 2RR, application number 2014/60/91958/W.

Section 62 and Regulation 4 enables a Local Planning Authority to require that an application for planning permission includes such further information, particulars or evidence in support of anything in or relating to the application as they think necessary to determine the application.

The Council considers that the following additional information is necessary to determine your application and hereby asks that it be provided:

1. The Noise Report accompanying the application is not considered to be an accurate representation on which to base an assessment of the suitability of the site to accommodate residential development. The proposed town houses are a short distance from the Heavy Engineering Company – Broadbents. and the building is used for grinding. There are no restrictions upon this business regarding hours of use, and the grinding machine was being overhauled on the dates of your survey was not in use on the dates of your survey. In addition the noise has been measured at ground level, not at the elevated level(overlooking the lightweight factory roof) the 4 storey town houses would occupy. Also the Noise Report does not consider the potential noise problem between the retail/ café uses and the upper floor student accommodation.
2. The submitted Contaminated Land Report only looks at the Student Accommodation, and doesn't consider the town houses which have gardens. The report states " This report is based on the assumption that the site will be developed with a ground floor complex below a 4 storey residential apartment block of

conventional construction and that existing ground levels will not alter significantly. If this is not the case, then the advice in this report may not be appropriate”

This is clearly not the case there are proposed town houses with gardens and the report needs to cover this aspect of the development.

3. Given that the proposal included 13 dwellings, the Councils affordable housing policy H10 is applicable. There is no mention of affordable provision in your submission, as a brown field site the policy requirement would be 15% of the gross floor area. Please advise of your affordable housing offer at this stage.

This request for further information is a formal direction pursuant to Section 62 and Regulation 4.

The statutory period for determination of the application runs from the date the application was validated. You are requested to provide the additional information set out above within 7 days of receipt of this letter.

Alternatively you may agree with the Local Planning Authority an extension of time to provide the additional information. If you agree to such an extension, please complete and return the attached consent form within 7 days of receipt of this letter. The consequences of this will mean that the period of determination will run again from the date that the additional information is received.

If neither the additional information nor the completed consent form has not been received within 14 days of the date of this letter, then the application will be determined on the basis of the information available which is likely to result in a refusal due to inadequate information.

A third alternative is that you have the option of withdrawing the application pending the preparation of the further information requested.

Yours faithfully

Bill Topping

Major Developments Officer

Consent to Extend Time

Case Officer: Bill Topping

Application Number: 2014/60/91958/W

At: Queensgate, Huddersfield, , HD1 2RR

For: Outline application for erection of 13 townhouses and 60 bed student accommodation with (A1) retail and (A3) commercial uses

I hereby agree to an extended period of time to give the applicant notice of their decision (or determination or notice that the application has been referred to the Secretary of State).

The extension of time is to allow opportunity to provide the additional information requested in the letter from the Local Planning Authority dated 06-Aug-2014. I understand that the consequences of this mean that the period of determination will run again from the date that the additional information is received.

Print Name:

Signed:

Applicant/Agent (delete as appropriate)

Date: