

<b>PROPOSAL:</b> Outline application for erection of 56 dwellings and care home with associated parking.	Ref. No.	DD60
	Officer	Christina Lee
	Tel No.	01484 225729
	O.S. Ref.	414830, 409296
<b>LOCATION:</b> Former Midlothian Garage, New Mill Road, Holmfirth	Date Received	10/12/2015
	Date Returned	04/01/2016
	Site Area	Approx. 2.3 hectares
<b>NOTES/COMMENTS</b>		
<p>A standard proposed housing estate layout. It is a proposal for 53 houses comprising of 9 different layouts and designs, 3 no. 1 bed roomed apartments and a care home.</p> <p>Consideration needs to be given to materials used for road surface, particularly the brindle setts and their construction and installation to withstand regular bin wagon visits and other heavy loads. Design / location of bin stores needs to be considered and ease of access / turning capacity for waste collection. This is particularly pertinent at the affordable units and apartment location where access is from New Mill Road and space within this area appears limited, particularly if the car park is at full capacity.</p> <p>On the Estate Road near to Mews Court, there is an odd arrangement with the footpath layout where it appears residents will need to walk through the front garden of plot 38 to reach the properties at plot 39. In addition, this is bounded by close boarded 1.8 m high fence and may be a security risk. The shared footpath design also appears at plot 47 and at various other locations within the estate. It would be useful to see further detailed design, including elevations, of this arrangement and question its association in proximity to the associated properties.</p> <p>The proposed trees are a good choice of species for domestic gardens, however thought needs to be given to their inclusion particularly along plots 43 – 47 where there is an existing woodland embankment. Many residents perceive trees to be troublesome as they mature and future care and maintenance needs to be considered.</p> <p>Whilst box and euonymus are acceptable, we would recommend different species other than berberis, cotoneaster, mahonia etc. These are particularly sharp and thorny species which, if interspersed throughout the estate could inflict scratches and snagging on unsuspecting residents and the public if not regularly maintained, particularly when planted adjacent to footpaths and driveways. Other plants such as pachysandra, vinca varieties, lavender etc may be more suitable.</p> <p>We do however welcome the inclusion of native species wherever possible and encourage the creation of green corridors and habitats for bio diversity. We therefore approve of the planting areas and retention of woodland areas and existing hedges within the site. Future maintenance and management needs to be a consideration.</p> <p>The care home would benefit from an associated garden area rather than what appears to be an expanse of dense planting to the rear of the property.</p>		

**KIRKLEES COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
STREETSCENE & HOUSIG  
LANDSCAPE SECTION**

PLANNING OFFICER : Bill Topping

PLANNING REF: 2015/93824

The POS is not within the estate or directly linked. There does not appear to any footpath from the development to the POS so there are questions re: access and associated land ownership. In addition, it appears the POS will remain as it presently is, therefore providing negligible enhancement to the development. We would therefore recommend, without prejudice, an off-site contribution of £144,900.00.

Signed: Christina Lee

Landscape ref: DD60

Date: 30/12/2015