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CONSULTATION RESPONSE TO PLANNING APPLICATION

To Planning Services, Kirklees Metropolitan Council, PO Box B93, Civic Centre, Huddersfield HD1 2JR

For the attention of Farzana Tabasum

Application No. 2016/62/91573/W

Development Demolition of existing redundant mill buildings and erection of 55 dwellings with associated parking and access from Manchester Road

Site Address Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY

THANK YOU FOR YOUR CONSULTATION. AS KIRKLEES DISTRICT'S OFFICIALLY RETAINED PROFESSIONAL ADVISORS ON THE HISTORIC ENVIRONMENT, THE WEST YORKSHIRE ARCHAEOLOGY ADVISORY SERVICE WOULD MAKE THE FOLLOWING COMMENTS –

Statement of Significance

Cellars Clough Mill is a non-designated heritage asset. The present woollen mill is largely late 19th and 20th century in date but an earlier cotton mill is recorded on the site by the Ordnance Survey in the 1850s and named as “Cellars Clough Mill (Cotton)” (First Edition 6 Inch to the Mile map of 1850, sheet 259). A small element of this mill, characterised by slender cast iron columns, survives in the north western corner of the complex.

Information from the Northern Mill Engine Society attributes no less than three steam engines and a water wheel to the mill in the late 19th and early 20th century. A water turbine replaced the water wheel in the second half of the 20th century. The Northern Mill Engine Society have a re-erected beam engine and small pumping engine on display, both of these were recovered from Cellars Clough Mill in the 1970s. The mill's 19th century beam engine house was demolished in the process of recovery.

The single storey building at the eastern end of the mill pond is shown on a 19th century bill head. Whilst this is now associated with the 20th century turbine it appears to have originally been associated with sluices serving the mill's water wheel and potentially dates to the middle of the 19th century .

The 1904 gateway and offices cum gatehouse (dated by an inscription) are a rare survival of this type of building.

Cellars Clough mill is an example of a once common category of industrial building and of local significance. The mill's continued use and adaptation has masked and destroyed much detail, however evidence of its engines, power transmission system, sluice house, offices and gateway are rare survivors of their type and worthy of record prior to demolition.



Impact of Proposed Development

The present application is for the total demolition of the mill. This will result in the total loss of evidence of the mill's mixed means of power production and associated transmission system and the complex's historical development.

Recommended Course of Action

The WY Archaeology Advisory Service recommends an archaeological and architectural record be made of the gateway and offices, remaining evidence of water and steam power and the sluice house prior to and during demolition (a drawn and photographic record). This record may be secured by a post determination condition being placed on any grant of planning consent awarded by Kirklees District Council.

Relevant Policies

Paragraph 141 of the NPPF states that local authorities "should also require developers to record and advance understanding of significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

The recommendation for architectural and archaeological recording of the mill building is also supported by policy BE10 of the Unitary Development Plan (where provision needs to be made for the recording of archaeological material before the commencement of development works)

Recommended Planning Condition

To reiterate the WYAAS recommends that targeted archaeological and architectural recording be carried out and that these works be secured by the attachment of a suitable condition in accordance with the Department of the Environment's Circular 11/95:

"No development to take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of architectural and archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority."

Or, as an alternative to the above model condition which was first introduced in 1990, the following condition is suggested by Historic England in their Historic Environment Good Practice Advice, Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015 paragraph 37:

No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in



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accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

Detail of Archaeological Investigation

Details of the necessary archaeological work, in the form of a specification, will be provided to the developer on written request, by the WY Archaeology Advisory Service in our capacity as Kirklees Planning Department's advisors on archaeological matters. The WY Archaeology Advisory Service will also be responsible for monitoring the work of the archaeological contractor commissioned by the developer to undertake this work, on behalf of the Planning Authority. From the 1st of April 2011 in accordance with an agreement of the Council Committee that oversees our work the WY Archaeology Advisory Service will charge for these and concomitant services. Please note that the production of a specification may take up to three working weeks from receipt of a written request. It is in the applicant's interest that they be made aware of this likely timescale.

The WY Archaeology Advisory Service can also provide a list of archaeological contractors who may be available to tender for the work. In order to aid the developer to meet the requirements of the above condition I would suggest that it might be helpful to add the following as a note to the planning permission:

"For further information please contact: David Hunter, West Yorkshire Archaeology Advisory Service: 01924 306798."

We would strongly suggest that the developer be advised that a reasonable period of time for the execution of the necessary archaeological work **must** be allowed for within the overall site timetable. Any commencement of work on site prior to the approval and implementation of an archaeological specification, and/or any failure to schedule work properly that results in inadequate archaeological recording, should be deemed by the Planning Department to be a breach of the planning condition.

Copy of decision notice required? Yes

Date of Response 8/9/2016
WYAAS Contact Officer David Hunter
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WYAS AS ref. P/K/2016(15.8)

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