

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY STRATEGIC PLANNING COMMITTEE

6 OCTOBER 2016

APPLICATION NO: 2016/90894

PAGE 8

ERECTION OF 5 NO. UNITS

RAWFOLDS WAY, CLECKHEATON, BD19 5LT

Additional condition, at the request of Environmental Health Services.

21. Notwithstanding the submitted details, electric vehicle charging points shall be installed in at least 10% of the vehicle parking spaces. Details of the location and installation shall be submitted prior to development commencing, and the approved details shall be implemented before the occupation of any business units, and thereafter retained.

APPLICATION NO: 2016/92420

PAGE 24

**ERECTION OF COLLEGE BUILDING AND ASSOCIATED
INFRASTRUCTURE WORKS**

**FORMER SAFEWAY STORE, COMMERCIAL ROAD, DEWSBURY, WF13
2BD**

Design

The applicant has confirmed that they would wish to proceed with the use of the synthetic material (rust colour effect) as outlined in the report, as this would relate to their existing College buildings and is the type of environment which the College wishes to promote. However, Officers still maintain that the use of a natural zinc material would improve the appearance of the building within this location, due to the visible prominence of the site and proximity to the adjacent Northfields Conservation Area and Grade II listed buildings. Members are advised that the rust effect cladding option preferred by the applicant can be considered acceptable when considering the application as a whole but the use of a natural zinc cladding would improve the appearance of the building in this location. Members are asked to grant planning permission in accordance with the recommendation in the report and allow the consideration of the final cladding material option to be dealt with through the discharge of planning conditions process.

Highway Issues

The applicant has provided additional information and plans showing the swept paths of service vehicles and an additional technical note 2.

The proposal for 82 spaces parking spaces is considered acceptable and it is noted that any spare capacity in the proposed car park will be taken up by staff at the proposed town centre Pioneer House site.

The existing waiting restrictions on Commercial Road are to be amended to allow drop off and pick up of students on Commercial Road. It is also consider that the existing public car park on Commercial Road immediately opposite the proposed access can also be used for drop off and pick up of students.

Swept paths have now been provided which show that a refuse vehicle can enter, turn and exit the site in a forward gear.

Plans have been provided which show that a pedestrian refuge can potential be provided on Bradford Road between the proposed site access and Dewsbury Ring Road.

The existing right turn facility on Bradford Road (which serves the existing access which is to be closed to form the pedestrian access) is proposed to be removed.

Additional conditions are recommended and these are listed below:

Recommendation/Conditions

It is recommended that the wording of Condition 7 is amended as follows:

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to Batley Beck , including a survey of existing drainage arrangements on site, has been submitted to and approved in writing by Local Planning Authority.

- Where it is found that the site currently drains to Batley Beck discharge rates must be attenuated to a maximum of 70% of the existing pre-development flow.
- Where it is found that the site does not currently drain to Batley Beck and new connections are required, discharge rates must be attenuated to the greenfield rate of 5l/s/ha.

The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30 year storm event as a minimum requirement. Flows between the critical1 in 30 or critical 1 in 100 year storm events shall be stored on site in areas to be approved in writing by the Local Planning Authority unless it can be demonstrated to the satisfaction of the Local Planning Authority that discharge from site does not cause an increased risk in flooding elsewhere.

The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

The following additional Conditions and footnote are recommended:

15. Prior to the development being brought in to use, a scheme detailing a) the provision of a pedestrian refuge on Bradford Road between the proposed pedestrian access to the development site and Dewsbury Ring Road and b), the removal of the existing right turn facility into the existing access into the development on Bradford Road shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be implemented before the development is first brought into use and thereafter retained.

The submitted details shall include full sections, construction specifications, drainage works, lighting, signage, lining, surface finishes and transport regulation orders together with an independent safety audit covering all aspects of the works.

16. A scheme detailing measures to manage parking on Commercial Road to allow drop off and pick up of students at the college and all associated works, together with appropriate Safety Audits shall be submitted to and approved in writing by the Local Planning Authority before development of the superstructure of the building commences. The scheme so approved shall be implemented before the development is first brought into use and thereafter retained.

17. No part of the development shall be brought into use until the existing access from Bradford Road has been permanently closed [and any redundant footway crossings removed and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Updated Plans Table:

| Plan Type | Reference | Version | Date Received |
|---|-------------------------|----------------|----------------------|
| Proposed Site Plan | 2045-2001 | B | 27.09.16 |
| Proposed Ground Floor Plan | 2045-2002 | 2 | 27.09.16 |
| Proposed First Floor Plan | 2045-2003 | 2 | 27.09.16 |
| Proposed Second Floor Plan | 2045-2004 | 2 | 27.09.16 |
| Proposed Elevations | 2045-2005 | C | 28.09.16 |
| Proposed Elevations | 2045-2006 | C | 28.09.16 |
| External Lighting, CCTV and Power | | | 26.09.16 |
| First Floor Security and Access Layout | | | 26.09.16 |
| Second Floor Security and Access Layout | | | 26.09.16 |
| Ground Floor Security and Access Layout | | | 26.09.16 |
| Flood Risk Assessment | 16/008.01 | | 12.07.16 |
| Phase I and Phase II Reports | 7096/G/01 | | 12.07.16 |
| Ecological Appraisal | | | 12.07.16 |
| Design and Access Statement | | | 12.07.16 |
| Foul Drainage Layout | E06 P3 | | 12.07.16 |
| Proposed Surface Water Drainage Layout | E05 P3 | | 12.07.16 |
| Noise Assessment | | | 12.07.16 |
| Transport Assessment | 16067 KC DLQ TA July 16 | | 12.07.16 |
| Technical Note 1 | | | 19.09.16 |
| Travel Plan | 16067/July 2016 | | 12.07.16 |
| Incoming services | | | 12.07.16 |
| Existing Site Plan | 2045-2000 | | 12.07.16 |
| Ventilation and Extraction System | | | 12.07.16 |
| Sustainability Statement | | | 12.07.16 |
| Utilities Statement | | | 12.07.16 |
| Proposed Site Sections | 2045-2008 | A | 28.09.16 |
| Existing Site Sections | 2045-2007 | | 12.07.16 |
| Proposed Cycle Store | 2045-2010 | | 12.07.16 |
| Site Location Plan | | | 12.07.16 |
| Proposed Roof Plan | 2045-2009 | | 12.07.16 |
| Technical Note 2 | 16067 | | 04.10.16 |
| Pedestrian Island Assessment | 16067706 | | 04.10.16 |
| Swept Path Analysis | 16067705 | | 04.10.16 |

**ERECTION OF HOTEL WITH ASSOCIATED EXTERNAL WORKS
INCLUDING CAR PARKING, SERVICING AND LANDSCAPING
INCLUDING REALIGNING OF ACCESS ROAD****STADIUM WAY, HUDDERSFIELD, HD1 6PG****CONDITION NOS. 11, 13 AND 22 REWORDED TO READ:**

11. Prior to the completion of the hereby approved hotel, a lighting design strategy for the whole of the site, including the means of lighting for the car park areas and the proposed footpath cycleway along the riverside on the western boundary shall be submitted to and approved in writing by the Local Planning Authority. The strategy/scheme should include the following information:-

- a) identification of the areas/features on or adjacent to the site that are particularly sensitive for bats and otters and where lighting is likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging,
- b) the proposals to minimise or eliminate glare from the use of the lighting installation, for areas identified in a), above,
- c) design details of lighting and location of any lighting columns/structures,
- d) proposed design levels of maintained average horizontal illuminance for the site, and
- e) the proposed hours of operation of the lighting

Thereafter the development shall be completed in accordance with the approved lighting scheme and operated in accordance with the approved details on occupation of the hotel/site.

Environmental Health Officers advise no ventilation scheme is required as the onus is on the developer/ applicant to ensure amenities of the future hotel residents is not compromised and they achieve suitable internal noise levels for customers. However, should there be any external plant air conditioning units details should be submitted and agreed prior to occupation of the hotel. On this basis condition no. 13 is reworded to read:

13. The superstructure of the hotel shall not commence until full details of all external plant/air conditioning units to be used in association with the hotel, including any attenuation measures have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved system shall be installed prior to the occupation of the hereby approved hotel accommodation and maintained and serviced in line with the manufacturers/ installers guidelines.

22. Before the development hereby approved is first brought into use, details of a waste management scheme for the proposed bin storage area, the nos. and capacity/size of bins to be used to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The waste management plan shall thereafter be adhered to at all times, on occupation of the hereby approved hotel.

TYP0 ERRORS:

Condition no. 3 should read:

3. A materials palette for all external materials shall be left on site for inspection and approval in writing by the Local Planning Authority before works to construct the superstructure of the approved hotel commences. The development shall be completed in accordance with the approved materials and thereafter retained as such.

Under **Section 7. REPRESENTATIONS** of the report, the last paragraph should read:

The period of publicity expired on 10th October 2016. Other than one letter of support from the Civic Society, no other representations are received.

APPLICATION NO: 2016/90146

PAGE 67

OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT

LAND AT, LANCASTER LANE, BROCKHOLES, HOLMFIRTH, HD9 7TL

Since the committee report was published confirmation has been received from the Planning Inspectorate that the appeal against non-determination is valid and a timetable for dealing with the appeal has been set out.