



Supporting Planning Statement

Fisher Green

Honley

Residential Development

Introduction

This statement has been prepared by **AKPlanning** in support of a planning application for the erection of 17 apartments on land off Fisher Green, Honley.

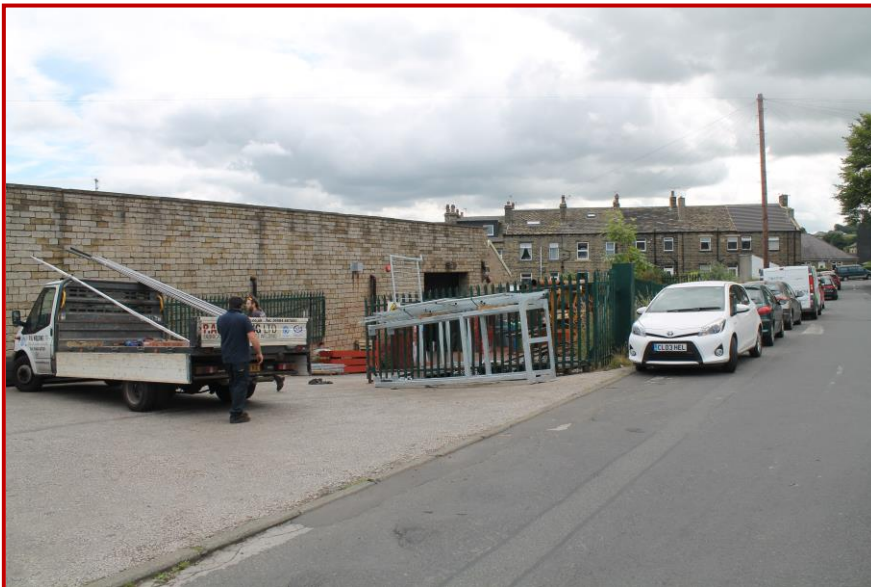
This statement is intended to address the relevant planning policies. It will describe the site and the proposals, identify relevant planning policy and conclude on the appropriateness of the new residential development.

Site Location and Description

The premises are currently used by PA Welding, a welding and fabrication company. There is a single detached structure that covers the majority of the site, it is shown (red line for identification only) on the aerial view below: -



The building is single storey with access and a car park off Fisher Green. The following photographs show the site.



P1

The south west elevation facing onto Fisher Green. This is the main site access.



P2

The rear north east elevation.

Note that the adjacent building is now used for flats.



P3

Meltham Road – north west elevation.



P4

Outside storage adjacent to the south east elevation

Key Planning Policy



The local plan for the area is the Kirklees Unitary Development Plan (UDP) which was adopted in 1999.

The site is not allocated for any purpose, as shown on the adjacent extract from the proposals map.

Policy D2 applies to sites without notation and states: -

D2 PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

- i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;
- ii THE AVOIDANCE OF OVER-DEVELOPMENT;
- iii THE CONSERVATION OF ENERGY;
- iv HIGHWAY SAFETY;
- v RESIDENTIAL AMENITY;
- vi VISUAL AMENITY;
- vii THE CHARACTER OF THE SURROUNDINGS;
- viii WILDLIFE INTERESTS; AND
- ix THE EFFICIENT OPERATION OF EXISTING AND PLANNED INFRASTRUCTURE.

The local plan also contains a policy on the loss of existing business sites, policy B4 states: -

B4 PROPOSALS INVOLVING THE CHANGE OF USE OF PREMISES AND SITES WITH ESTABLISHED USE, OR LAST USED, FOR BUSINESS AND INDUSTRY WILL BE CONSIDERED HAVING REGARD TO:

i THE SUITABILITY OF THE LAND AND PREMISES FOR CONTINUED BUSINESS AND INDUSTRIAL USE;

ii THE AVAILABILITY OF BUSINESS AND INDUSTRIAL PREMISES OF EQUIVALENT QUALITY;

iii THE NUMBER OF JOBS LIKELY TO BE CREATED OR MAINTAINED;

iv THE COMPATIBILITY OF THE PROPOSED USE WITH SURROUNDING USES;

v THE EFFECT ON THE FUTURE OPERATIONAL FLEXIBILITY OF ANY NEIGHBOURING BUSINESSES:

vi THE EFFECT ON ANY BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST;

vii THE EFFECT ON LOCAL AMENITY;

viii THE EFFECT ON THE LOCAL HIGHWAY NETWORK; AND

ix THE POTENTIAL FOR THE SITE TO BE SERVED BY RAIL OR WATER FOR THE TRANSPORT OF FREIGHT.

Space about buildings policies and general policies on design are also relevant

These local policies have been in place since 1999 and will be addressed later in this statement.

Housing policies on affordable housing (SPG), provision of open space and education contributions also apply. A separate viability assessment is being carried out. The contributions relating to these three matters will be dealt with specifically in this assessment and it is not our intention to cover these within this statement.

National planning policy is contained in the National Planning Policy Framework (NPPF). Within its core planning principles, the NPPF contains the following policy: -

- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value*

It also contains a presumption in favour of sustainable development which is defined as having three dimensions/roles as follows: -

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

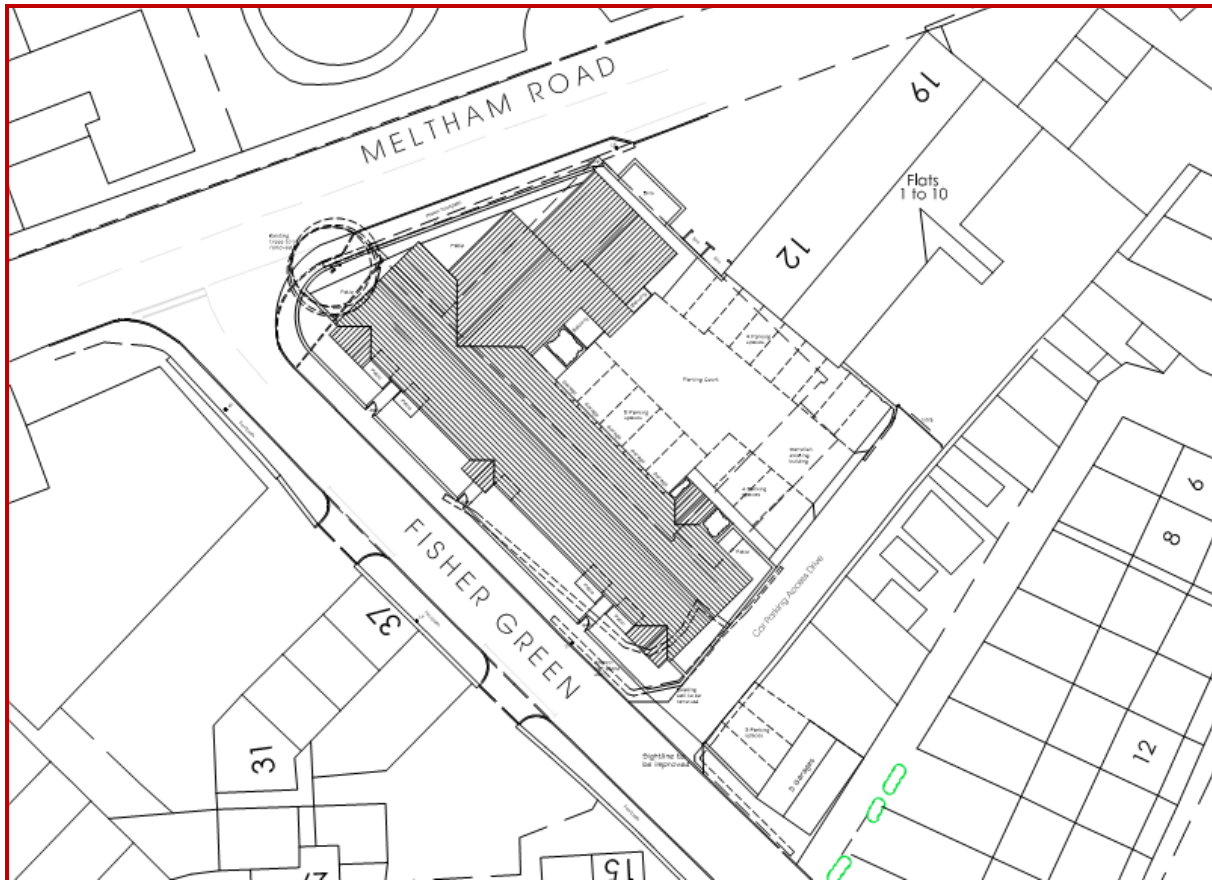
With regard to changes of use to housing, the NPPF states the following: -

51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

This policy is relevant as Kirklees has a shortfall of housing land and has not been able to provide a 5-year supply (as required by policy) for several years.

The Proposal

It is proposed to demolish the existing building and erect 17 apartments as shown on the block plan below: -



It is a single building with roadside presence on Fisher Green and Meltham Road. Access is down an existing side road with parking at the rear.



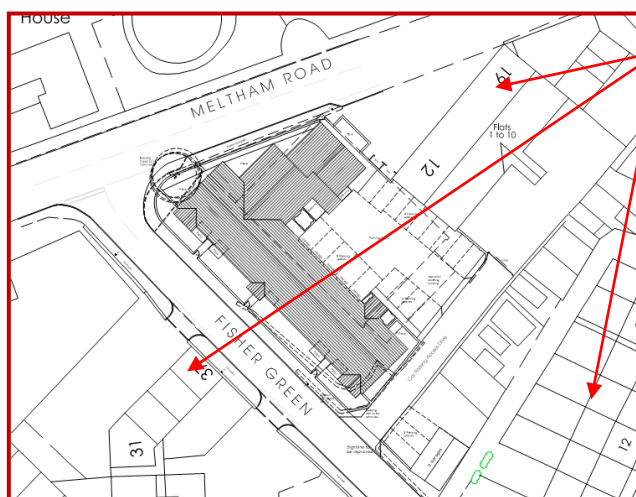
The proposed building is two storey and of a traditional appearance utilising stone and blue slate. The design and access statement details design considerations.

Consideration of Relevant Planning Policy

Policy B4 allows for the loss of existing industrial sites subject to a number of criteria; these are dealt with in detail below: -

i THE SUITABILITY OF THE LAND AND PREMISES FOR CONTINUED BUSINESS AND INDUSTRIAL USE;

This is a key consideration. The site is located in a residential area.



There is housing to the north-east, south-east and south-west.

The business can currently operate 24 hours a day.

It can also be noisy with the delivery of steel, fabrication and welding all noisy processes.

Access for articulated lorries to deliver within the site is restricted and can cause nuisance (noise and parking).

Parking within the site is limited with employees having to park on the adjacent roads. These restrictions do prevent the current occupier expanding the business, and in particular limit shifts to daytime work

Whilst the current occupiers do try to be good neighbours other future users could cause considerably more nuisance.

It is our opinion that the continued use of the building for a business use could in the future cause considerable nuisance and therefore the land is not suitable for an ongoing commercial use.

ii THE AVAILABILITY OF BUSINESS AND INDUSTRIAL PREMISES OF EQUIVALENT QUALITY;

We have no evidence to suggest that there is a particular shortfall of premises, indeed nearby in Meltham there are several re-furbished mills that could provide similar accommodation.

iii THE NUMBER OF JOBS LIKELY TO BE CREATED OR MAINTAINED;

The business is to be relocated to new bespoke premises at Spa Field in Slaithwaite. This will allow for the retention of the current 15 staff at minimum, more likely it will allow for some expansion in the business including additional employment.

iv THE COMPATIBILITY OF THE PROPOSED USE WITH SURROUNDING USES;

The surrounding uses are residential – the same as the proposed.

v THE EFFECT ON THE FUTURE OPERATIONAL FLEXIBILITY OF ANY NEIGHBOURING BUSINESSES:

The nearby shop will be supported by the addition of residential neighbours who will, no doubt, buy goods from it. There is no detrimental effect on the neighbouring business

vi THE EFFECT ON ANY BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST;

There are none

vii THE EFFECT ON LOCAL AMENITY;

This will be improved as already described. There will also be an improvement in visual amenity with the removal of the existing utilitarian building.

viii THE EFFECT ON THE LOCAL HIGHWAY NETWORK; AND

Access is as existing and sufficient off street parking is proposed. The residential development will create less traffic and will not involve deliveries by articulated vehicles.

ix THE POTENTIAL FOR THE SITE TO BE SERVED BY RAIL OR WATER FOR THE TRANSPORT OF FREIGHT.

There is no potential.

It is our opinion that the proposal complies with policy B4 of the local plan.

National policy encourages the re-use of brownfield sites and states that the redevelopment of industrial sites should be allowed if there is a local shortfall of housing land (which there is).

It is therefore considered that the principle of re-developing the site for residential purposes is supported by local and national planning policy.

Policy D2 provides a list of relevant matters subject to which planning permission should be granted. We deal with these below: -

i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;

There is no effect on any proposals in the plan.

ii THE AVOIDANCE OF OVER-DEVELOPMENT;

The development density and design is acceptable. The distances of the proposal from nearby dwellings easily complies with the Council's own space about buildings policy BE12.

iii THE CONSERVATION OF ENERGY;

The new building will be built in accordance with modern insulation/heating standards and will be energy efficient.

iv HIGHWAY SAFETY;

Access is as existing and sufficient off street parking is proposed. The residential development will create less traffic and will not involve deliveries by articulated vehicles.

v RESIDENTIAL AMENITY;

This will be improved for nearby residents

vi VISUAL AMENITY;

This will be improved

vii THE CHARACTER OF THE SURROUNDINGS;

This is residential in nature and the design is in keeping with the streetscene.

viii WILDLIFE INTERESTS; AND

There is none

ix THE EFFICIENT OPERATION OF EXISTING AND PLANNED INFRASTRUCTURE.

There is none

It is our conclusion that the proposals comply with policy D2

Sustainability. The concept of sustainability was clarified in the NPPF in 2012 when the presumption in favour of sustainable development was introduced. With regard to the three roles we would state the following: -

Economic Role. The proposal will support the construction industry and a local builder. It will also enable the company to build a new bespoke factory allowing for a possible expansion and ensuring the future of the business.

Social Role. It is important that the LPA recognise the shortfall in housing and the social effects this is having. This application will help provide housing in an established residential area providing much needed accommodation.

Environmental Role. There are no wildlife issues at the site. The site is in a location well served by all local facilities and public transport. The proposal will improve the local physical environment.

It is our conclusion that the development is sustainable and therefore benefits from the presumption in favour of sustainable development.

Conclusions

It is important to note that this application is related to the application at Spa Field in Slaithwaite for a new manufacturing building. This will provide for the continuation and possible expansion of the business.

Notwithstanding this the residential proposal represents sustainable development in its own right and complies with local and national planning policy.

It will remove a potential nuisance and improve the visual amenity of the area.

All material technical matters have been found to be acceptable.

It is therefore our conclusion that planning permission should be granted.

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