

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

19 JANUARY 2017

Planning Application 2016/91688

Item 12 – Page 31

Outline application for erection of 9 dwellings

Land off, Upper Quarry Road and Bradley Road, Bradley, Huddersfield, HD2 1XD

The agent has submitted a copy of a letter sent to Ward Members dated 6th January 2017.

Land Ownership

The agent wishes to bring to the attention of Members that the land ownership around the access point excludes the footways on either side, which belong to nos. 32 & 34 Bradley Road. Notice has been served on these properties.

The agent has submitted a 'rights of way' plan that shows that rights of way exist for the applicant and any successors in title to pass and repass on foot through the existing access. Existing ownership rights, or rights of way over the road or footways held by other neighbours, would remain unchanged.

Access Width and Footway Provision

The agent wishes to bring to the attention of Members that the footway on the left of the access would be widened to 2 metres and the carriageway width for vehicles (to be resurfaced) would be a minimum of 5.45 metres wide which would allow sufficient width for two vehicles to pass one another.

**Reserved matters application pursuant to outline permission 2014/91533
for erection of 30 dwellings**

Land off, St Mary's Avenue, Netherthong, Holmfirth, HD9 3XN

Amended plans received:

Parking area for plots 1-3:

Further details of the parking area for plots 1-3 adjacent to 3 St Mary's Avenue have been provided, as referred to in paragraph 10.9 of the report. This demonstrates that the existing ground level would be lowered slightly to create the parking area and a low retaining wall formed to the boundary with 3 St Mary's Avenue. The extent of these works would not give rise to any significant impacts.

Parking layout for plots 2 and 3:

An amendment to the parking layout had been sought by officers in order to relocate one of the parking spaces for plots 2 and 3 to the front of these plots. This was to reduce the likelihood of these property owners parking on-street (paragraph 10.11).

A revised site layout plan has been submitted which incorporates the requested amendment and is considered to be acceptable. As a consequence of this amendment the parking area for plots 1-3 has been reconfigured and this has meant that there is no longer a need for tandem parking spaces and the parking is also further away from 3 St Mary's Avenue with additional planting provided along the boundary which is a benefit.

Eastern boundary treatment:

Paragraph 10.28 states that it would be more appropriate for the artificial stone wall with timber panel as proposed to the eastern boundary to be replaced with a natural stone wall and that this should continue along parts of the northern and southern boundaries adjacent plots 16, 19 and 20 to enclose this part of the site.

An amended plan has been submitted which shows a natural stone wall with timber panel to the eastern boundary which continues along the majority of the side boundary to plot 19 (southern boundary).

On balance the amended boundary treatment is considered to be acceptable. The inclusion of natural stone will mean that the boundary treatment harmonises with the adjacent proposed dwellings and will respect the character of the adjacent Conservation Area. The boundary treatment extends an acceptable distance along the southern boundary to adequately enclose this part of the site before transitioning to timber fencing. The revised boundary treatment does not extend along the northern side of plot 16 but a continuation of the proposed timber fence with trellis would not be unduly harmful in this location, which borders a commercial site (The Cider Press).

Consultation responses:

KC Conservation and Design: *"I think the amendments go some way towards the issues I raised in my consultation response but I do wonder if there are still too many dwellings which produces a cramped appearance with little space between the dwellings. I think there is a need to reduce numbers"*

The above comments were taken into account in the overall assessment of the application.

Clarification on off-site POS provision:

Paragraph 1.6 states that "An off-site POS contribution is proposed for the development." The applicant has requested that some clarification is provided around this because prior to the application being submitted officers had indicated that the principle of an off-site sum in lieu of on-site POS was acceptable. The site is located in between 2 existing equipped play areas where there is scope for upgraded facilities to be provided and therefore off-site provision was deemed to be acceptable in this instance.

Representations:

An objector who is registered to speak at the meeting has submitted a number of photos which have been circulated to members of the committee and these will be made available at the meeting. The photos show on-street parking associated with a nearby housing development on Dean Brook Road and examples of the condition of the road surface in the vicinity of the site.
