



Supporting Planning Statement for the part
demolition of fire station and erection of 4no.
warehouse units, B1 office space and 4no.
apartments at former Dewsbury Fire Station,
Huddersfield Road, Scout Hill, Dewsbury WF13

For; **WSG Property (Holdings) Limited**

SHF.1302.006. P.R.001



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Project:	Supporting Planning Statement
For:	the part demolition of fire station and erection of 4no. warehouse units, B1 office space and 4no. apartments at former Dewsbury Fire Station, Huddersfield Road, Scout Hill, Dewsbury WF13 3RN.
Status:	Report for submission to local planning authority
Date:	29.3.17
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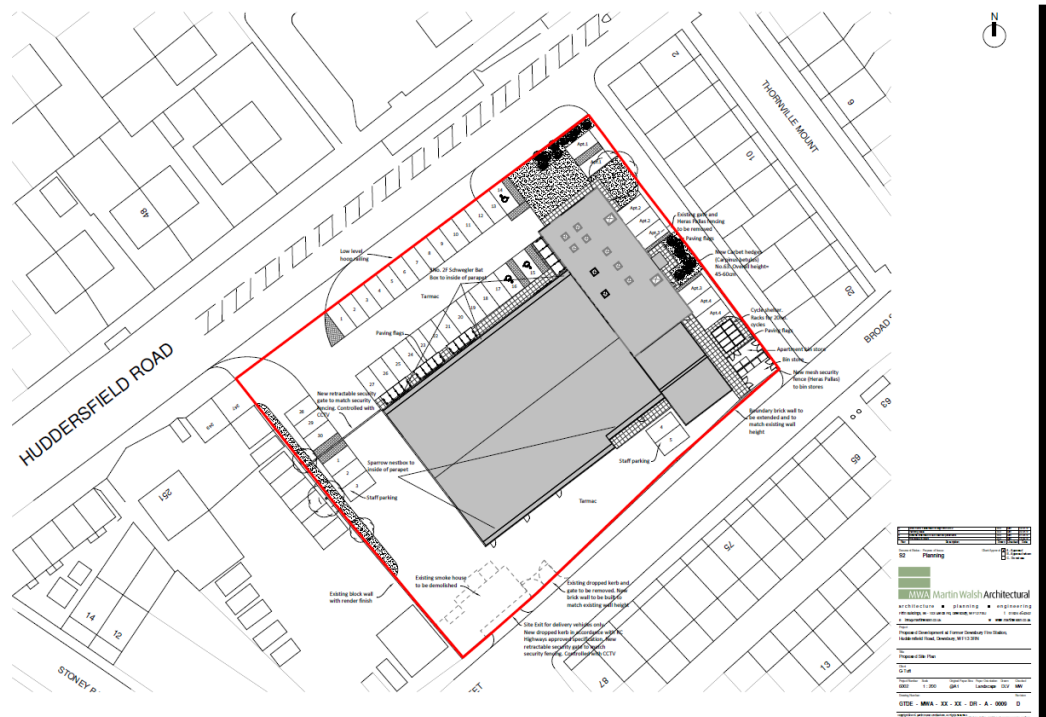
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1 Introduction

- 1.1.1 This Supporting Planning Statement has been prepared by **Enzygo Environmental Planning Consultants** on the instructions of WSG Property (Holdings) Limited, the client, to support a planning application for the part demolition of fire station and erection of 4no. warehouse units, B1 office space and 4no. apartments at former Dewsbury Fire Station, Huddersfield Road, Scout Hill, Dewsbury WF13 3RN.
- 1.1.2 The site is located approximately 1.7 kilometres to the south-west of Dewsbury town centre and to the immediate north-east of the Small Local Centre of Scout Hill. As discussed later within this statement, Scout Hill comprises a row of commercial units running parallel to the highway and includes a hot food takeaway, retail units and hairdressers.
- 1.1.3 Within the immediate surrounding area, the public highway of Huddersfield Road (A644) defines the north-western boundary of the site, whilst on the opposite side of the highway there is a small area of green amenity space which incorporates deciduous tree planting and a single storey non-residential unit. Either side of this green space are two-storey semi-detached dwellings. The north-eastern boundary is defined by a palisade fence beyond which a narrow vehicular highway separates the site from a row of two-storey red brick built terraces which front onto Thornville Mount. To the south-east of the site a two metre high red brick wall defines the boundary, beyond which Broad Street creates separation between the site and a row of two-storey terraced properties. A two metre high wall continues to run along the site's south-western boundary beyond which numerous garages can be found. The very western point of the site boundary is defined by a two storey rendered property in retail use.
- 1.1.4 This report sets out the proposal and considers it in the context of the development plan for the area and national planning policy.

1.1.5 The proposed layout and site plans is set out below.



1.1.6 The site is currently occupied by the redundant Fire Station buildings. The intention is to demolish all the buildings with the exception of the 3 storey administration building.

1.1.7 The proposal for this site is Home Improvement/Factory Trade Outlet. G-tuft will occupy the largest unit where they will have a small sales/display area in the remaining ground floor unit supplying carpet and ancillary sundries (class B1 and A1 uses). The warehouse element of the unit will store the carpet rolls with a cutting facility (class B8 use).

1.1.8 The upper 2 floors of the existing 3 storey building will be converted into residential apartments (class C3 use).

1.1.9 The intention for the other units is homeware related products, i.e. ceramic tiles, hardwood flooring, kitchen/bedroom furniture, bathrooms etc, with display/ trade areas to the Huddersfield Road frontage.

1.1.10 The application is supported by a number of reports as required by the Council.

3. Development Plan

3.1.1 The Development Plan for the site is formed by the 'saved' policies within the Kirklees Unitary Development Plan (UDP) adopted in 1999.

3.1.2 Within the adopted UDP, the site is unallocated and lies within the settlement limits of Dewsbury on the UDP proposals map. The site sits in the designated 'small local centre' of Scout Hill as identified on the 'Proposals Map'. It is of note that there are no adopted defined limits for the centre. Within the UDP at paragraph 13.14 it states that these centres predominantly sell convenience good and that:

'these small local shopping centres range from those serving individual settlements through suburban parades and purpose-built developments associated with large housing schemes, to small neighbourhood parades of 3 or 4 shops. Many of the centres fulfil an important role as the focus of local communities where shopping, commercial and social activities are located.'

3.1.3 Paragraph 13.15 of the document goes onto say that:

*'As a result of increased mobility and changes in the nature of retailing, some of the local centres have lost trade in recent years to the town centre and new out-of-town stores, both inside and outside Kirklees. Nevertheless, **these centres continue to provide an essential focus for convenience goods shopping and other services**'* [our emphasis].

3.1.4 Considering the above, the following 'saved' policies are of relevance in the assessment of this planning application:

Policy S1 refers to shopping and services and states that, *'town centres and local centres will remain the focus of shopping, commercial, cultural and social activity and priority locations for environmental improvement'*.

Policy BE1 states that the design development should contribute to a built environment which:

‘Creates or retains a sense of local identity;

Is visually attractive;

Promotes safety, including crime prevention and reduction of hazards to highway users;

Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution; and

Is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport.’

Policy BE2 sets out the design principles of new development. It states that new development should be designed so that:

‘It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;

The topography of the site (particularly changes in level) is taken into account;

Satisfactory access to existing highways can be achieved; and

Proposed landscape features (including trees) are incorporated as an integral part of the proposal.’

Policy EP4 identifies that for noise generating uses of land close to existing noise sensitive development, will be considered taking into account the effects of existing or projected noise levels on the occupiers of the existing noise sensitive development.

3.1.5 Also relevant in consideration of the application is advice in the National Planning Policy Framework (NPPF) published in March 2012. The NPPF sets out the relevant planning policy guidance at a national level for the determination of all planning applications. It carries significant weight in cases where the local development plan is either silent, absent or out of date.

3.1.6 The Framework is founded on the core principles of creating sustainable development. At paragraph 6 of the Framework it states that all the policies in paragraphs 8-219 of the Framework ***“taken as a whole, constitute the***

Government's view of what sustainable development in England means in practice for the planning system."

- 3.1.7 There are three dimensions of sustainable development set out in the Framework; economic, social and environmental. These roles are mutually dependent and should not be considered in isolation (para 8).
- 3.1.8 The Framework carries a presumption in favour of sustainable development. Paragraph 14 identifies how this presumption is to be applied in determining individual applications.
- 3.1.9 **Approving development proposals that accord with the development plan without delay; and**
- **Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:**
 - **-Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
 - **-Specific policies in this Framework indicate development should be restricted.**
- 3.1.10 Paragraph 216 states that *'From the day of publication, decision-takers may also give weight⁴ to relevant policies in emerging plans according to:*
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater weight that may be given);*
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given).'*
- 3.1.11 Paragraph 187 of the Framework notes that local planning authorities should "look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible." This includes working proactively with applicants to "secure developments that improve the economic, social and environmental conditions of the area."

Emerging Local Plan

- 3.1.12 The Council are in the process of preparing a Local Plan to replace the Unitary Development Plan. Whilst the Council are in the process of preparing their Local Plan that will ultimately replace the UDP, it has not yet passed the stage of public scrutiny and therefore must carry limited weight in considering proposals to redevelop this site.

4 Comments in support of the application

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and paragraph 11 of the NPPF require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The previous planning policy review has established the national and local policies which are relevant to the consideration of this planning application. Having regard for these policies, this section will now consider the proposed development against the following matters:

The principle of development;

Presumption in favour of sustainable development; and

Other material considerations.

Principle of development

- 4.1.2 The starting point here is that the site lies within an identified 'Local Centre' in the development plan for the area. Furthermore, there is an extant outline planning permission for the demolition of the existing fire station buildings and the erection of an A1 (retail) building (2015/92563) granted on the 6th July 2016. The applicants acquired the site in full knowledge of this planning history that is a material planning consideration in the determination of this planning application.
- 4.1.3 In pre-application enquiry stage the Council indicated that the emerging Local Plan was looking to remove the 'Local Centre' identification of Scout Hill and that a *sequential test* may be required in accordance with paragraph 24 of the NPPF.
- 4.1.4 This is challenged by the applicant. The emerging Local Plan has not yet been the subject of public scrutiny or examination. Furthermore, our analysis of the supporting information submitted with the application detailed at 4.1.2 above shows that the applicant took the view that a sequential test was not required

but nevertheless carried out a quick review of potential premises/sites in or adjacent to the local centre of Scout Hill and concluded that there was nothing suitable or available for the proposed use either within or on the edge of the local centre. This was primarily due to the size of the proposed retail unit.

4.1.5 This was not challenged by the Council in determining the application. It could be argued that the same situation applies in the case of this application. G Tuft will be taking the largest unit whilst the other units are likely to be occupied by trade warehouse operators dealing with bulky goods. There are no equivalent alternative sites to accommodate the scale of development proposed either within or on the edge of this local centre.

4.1.6 The proposed redevelopment and uses are considered wholly appropriate in this local centre location in accord with development plan policy and advice in the NPPF.

Presumption in Favour of Sustainable Development

4.1.7 The development must be viewed in the context of paragraph 14 of the NPPF and the presumption in favour of sustainable development which, for decision-taking means, *'approving development proposals that accord with the development plan without delay'* or where the development plan is absent, silent or relevant policies are out of date unless, *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole; or specific policies in this Framework indicate development should be restricted'*.

4.1.8 It is first necessary to assess whether or not the development constitutes sustainable development by considering it against the three dimension that constitute such development, as identified at paragraph 7 of the NPPF. These elements comprise an economic dimension, a social dimension and an environmental dimension. The proposal is assessed below in the context of each of these roles.

Economic

- 4.1.9 The proposed store will clearly contribute to the centre of Scout Hill in terms of its economic output. The proposal would also result in job creation. The existing operations of the Fire station have been relocated and the site has become vacant, as such, the development would result in the creation of full time and part time equivalent jobs. In addition to the jobs associated with the operation of the store, numerous construction jobs will also be created.

Social

- 4.1.10 With regards to the social benefits of the development, it will ensure that a soon to be vacant site is brought back into use; helping contribute to a strong and vibrant community. It is considered that such development would help strengthen the Centre of Scout Hill that would be of general social benefit.

Environmental

- 4.1.11 Redevelopment of this redundant brownfield site will result in a clear visual improvement of the built form in this locality fronting a major road in the district.
- 4.1.12 From the above, it is clear that the proposal compliments the three identified elements of sustainable development and constitutes sustainable development.

CONCLUSIONS

- 4.1.13 The redevelopment of this site in the form proposed would represent a significant visual improvement to the streetscape in the area and provide a choice to customers.



- 4.1.14 In conclusion, even if the Development Plan is absent, silent or relevant policies are out of date, there remains a presumption in favour of the grant of planning permission for sustainable development unless there would be adverse impacts of doing so and these would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole. Given the above assessment, there are no policies or other material considerations which would suggest that the proposed development would cause any harm, policy or otherwise, and therefore there is no reason why planning permission should not be granted.



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