

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

**Reference No:** 2017/60/91344/E

**Site Address:** Platinum Garage RHS Workshop, 27-29, Walkley Lane, Heckmondwike, WF16 0NA

**Description:** Outline application for demolition of existing building and erection of 2 storey 14 apartment block with rear car park

**Recommending Officer:** Louise Bearcroft

**DECISION - Withdrawn**

**I hereby authorise the withdrawal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

David Wordsworth

***AUTHORISED OFFICER***

**Date: 28-Sep-2017**

## Decision Authorisation - Delegated Powers

**Application Number:** 2017/60/91344/E

**Officer Recommendation:** Withdrawn at request of agent 27.09.17

### Procedural Matters:

The ownership certificates appear to be incorrect. Certificate A has been signed, however I have received a copy of a land registry document which identifies that John Street is in the ownership of a third party/s. The agent has been asked to investigate this matter, however no further clarification has been provided.

### Officer Concerns:

The proposal would result in the loss of a site for business and industry and policy B4 of the UDP applies. Further information was requested from the applicant to justify the loss of the site for business use, however nothing further has been provided.

I am concerned about the scale and massing of a three storey building adjacent to two storey properties along Walkey Lane. It is not possible to assess the impact of a three storey block without details of scale and appearance. Similarly, 14 units may amount to an overdevelopment of the site; the indicative block plan shows a building directly abutting the boundaries of the site. The applicant was advised that the description of development be amended to read: "Outline application for demolition of existing building and erection of apartment block with associated car parking". Whilst the applicant has agreed to revise the description to 2 storeys in e-mail correspondence dated 2nd August, they have not agreed to remove the number of apartments from the description.

Flood Management object. There are records of an ordinary watercourse crossing the site which is required to be investigated to determine its specific location and condition to determine appropriate stand-off distances.

The Coal Authority object as the report submitted does not adequately address the impact of coal mining legacy.

Highway Services object. The plans do not show the access treatment in detail and there are concerns with lack of manoeuvrability space. It is also unclear how refuse is to be collected from the site, or how medium size delivery vehicles could access and turn within the site. There are no facilities for safe and secure cycle parking.

The application proposes 14 residential units. In line with the Council's Interim Affordable Housing Policy the policy attracts a contribution of 20% of units for affordable housing. The applicant has not provided any further information regarding this matter.

On the 27.09.17 the applicant requested to withdraw the application.

**Report Dated:**

27.09.17