

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

07 September 2017

PLANNING APPLICATION 2017/92268

ITEM 13 – PAGE 19

**ERECTION OF EXTENSIONS, ALTERATIONS TO ROOFS AND
ELEVATIONS AND INSTALLATION OF SPRINKLER TANK AND PUMP
HOUSE**

**CUMMINS TURBO TECHNOLOGY, ST ANDREW'S ROAD,
HUDDERSFIELD.**

Coal mining legacy

The second consultation response from the Coal Authority has been received following the submission of a Coal Mining Risk Assessment. The Coal Authority has confirmed they have no objection to the proposal and have requested no planning conditions.

Therefore the officer recommendation no longer requires delegation to negotiate with the Coal Authority on outstanding technical matters. Negotiations with Yorkshire Water are still required.

PLANNING APPLICATION 2017/92235

ITEM 14 – PAGE 31

**ERECTION OF NEW EDUCATION BUILDING WITH THE ASSOCIATED
LANDSCAPING**

**UNIVERSITY OF HUDDERSFIELD, QUEENS STREET SOUTH,
HUDDERSFIELD.**

Drainage impact

Further discussions have taken place between officers, K.C. Drainage and the applicant in regards to additional submitted drainage and water management information, alongside discussions on proposed conditions. An agreement on conditions has been reached in principle, subject to final discussions on wording.

With appropriate conditions K.C. Drainage's initial objections have now been addressed.

Highways impact

For further detail, in support of the assessment contained within the officer report, please see the below table extracted from the applicants Highways Assessment.

Table 2.2 University Staff Percentage Travel Mode Split (2008-2017)

Mode	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Walk	8	7	8	8	12	10	13	12	11	13
Cycle	2	1	4	3	4	5	4	3	3	3
Bus	13	22	16	9	12	17	10	12	10	10
Train	8	12	8	11	15	9	14	17	13	16
Motorcycle	1	1	0	1	1	0	1	1	1	1
Car share (as driver)	13	10	12	7	7	9	7	14	10	8
Car share (as passenger)	1	0	3	7	7	0	6	0	5	5
Car alone	54	47	49	51	42	47	45	39	45	43
Other	0	0	0	1	0	1	0	1	1	1
Total	100	100	100	100	100	100	100	100	100	100

The table shows the broad success of the Travel Plan's initiatives on staff travel methods during the Plan's period (2008 – 2017). Of note is the increase in walking as a mode of transport from 8% to 13% and train from 8% to 16%, along with the decrease as car alone from 54% to 43%.

Separate to the planning application the University is in correspondence with the local Highway Authority. The Transport Strategy team have provided the following brief summary of some of the travel planning and sustainable travel promotion activities that the University have engaged with the council on over recent years;

- The University organise and run an Annual Staff Travel event every April to promote sustainable travel modes and disseminate information, such as timetables, discounted travel offers, ticketing information etc.
- They are members of the WY Travel Plan Network, which is managed by the WY Combined Authority and Leeds Enterprise Partnership. Membership is renewed annually and is dependent on satisfying a number of criteria to demonstrate commitment to sustainable travel and reduction in single occupancy car trips. (See attached renewal form for details of sustainable travel commitments / activities).
- The University's Environmental Co-ordinator has been working to update the Travel Plan this year.
- The University partnered the council in a DfT funded project from 2012 to 2016 targeted at encouraging sustainable travel – the Local Sustainable Transport Fund (LSTF) Access to Education project. For the duration of the project a part-time officer was hosted by the University to promote sustainable travel by running regular events, producing and disseminating information, and coordinating infrastructure improvements, such as the provision of new cycling parking, CCTV and lockers.
- The University are currently engaging with the council on feasibility work to improve connectivity between the campus and town centre.

Impact on local economy

For clarification, further to the details provided within the officer report, the agent has confirmed that the proposal would provide 150 jobs during the construction period.

Additional conditions

- In accordance with Arboricultural report
- Submission of Environmental Management Plan
- Provision of litter bins and towpath signage
- Submission of site security measures
- Provision of loading calculations upon the canal wash wall
- Details of SUDS maintenance/adoption
- Submission of Flood Risk Assessment, to include disposal of surface water during construction

Removed condition

- Given the additional information received officers no longer consider a Travel plan condition is required.

PLANNING APPLICATION 2017/90207

ITEM 15 –PAGE 49

OUTLINE APPLICATION FOR ERECTION OF B1 LIGHT INDUSTRY

THONGSBRIDGE MILLS, MIRY LANE, THONGSBRIDGE, HOLMFIRTH.

Floorspace

An additional planning condition is recommended in order to limit the total floor area within the site to no more than 2000m². This is because the submitted Transport Statement has been submitted on the basis that the floor area is no more than 2000m².

B1 use class

The proposed development is for B1 light industry which is B1(c) of the use class order. A planning condition is recommended to clarify the use class proposed.

Hours of operation

To clarify – planning condition no8 as detailed in the officer report proposes to control hours of operation on the site as advised by the Council's Environmental Health officers. The proposed hours of operation are:

07:30 and 18:30 hours Mondays to Fridays

08:00 and 13:00 hours on Saturdays

No working on Sunday or Public Holidays.

Additional comment from objector

We have read the committee report and the recommendations surrounding proposed conditions. We wish to reiterate that we feel a condition similar to the following should be imposed.

A continuous solid fencing shall be introduced on the western boundary adjacent to the residential properties, of a height of some 2 meters above the ground level of the residential properties. Reason - to mitigate the noise and nuisance associated with turning and reversing vehicles on the adjacent residential properties.

A full landscaping scheme to shield our view from our windows which look straight onto the industrial site made up of mature trees and scrubs to ensure it is visually acceptable.

A restriction on hours of opening 8am -5.30pm Monday -Friday and no weekend work as this is when we wish to relax in our home and not be disturbed by noise when in our garden or when sleeping in.

Officer response – as detailed in the officer report, Environmental Health have been consulted on the proposed development based on the concerns raised by the objector who resides in the nearest property to the site. They are satisfied that the hours of operation as proposed above in this update are appropriate in this case.

In respect of fencing and landscaping, these items would be required to be submitted at reserved matters stage. However, planning condition no7 as detailed in the officer report requires that any subsequent reserved matters includes a landscape buffer in the north west corner of the site nearest to the property associated with the objector.

Highways Update

As detailed in the officer report, the applicant has prepared a revised access drawing based on the constraints identified in the report, including the fact that there is an application under consideration for an A1 foodstore on the opposite side of the proposed access so the south of the application site (planning ref – 2017/91796).

In consultation with Highways DM, the applicant is preparing a revised plan in order to address a number of relatively minor concerns raised. There are no objections in principle to the proposed scheme subject to relatively minor alterations in order to deliver a junction that is appropriate for the proposed development and provides a safe and suitable access for vehicles and pedestrians. **Therefore, the officer recommendation is to delegate authority to determine the application back to officers in order to ensure that an appropriately designed access is secured or to utilise the imposition of a suitably worded Grampian condition to cover off site highway works.**

The proposed development is recommended for approval subject to conditions detailed in the officer report and subject to the following additional conditions:

- Limit the use to B1(c) and limit floorspace to no more than 2000m.

PLANNING APPLICATION 2017/92237

ITEM 16 – PAGE 59

ERECTION OF EXTENSION TO WAREHOUSE AND FORMATION OF CAR PARKING AREA

J ROBERTS BRONZE COMPONENTS, ST PEG LANE, CLECKHEATON.

Highway Safety

The existing access to the site is from Spen Bank via public footpath Spen 97/60. This access is considered to be substandard in terms of its alignment and sight line onto Spen Bank, width, access radii and construction, to be able to satisfactorily support the proposed intensification of use.

The applicant has submitted details of a proposed re-alignment of the existing access which would provide perpendicular access to St Peg Lane. This is supported by swept path vehicle analysis. It is proposed the existing access onto the adjacent track will be closed with a fence that does not exceed 1 metre in height for a distance of 10m. In order to facilitate this new access, an existing sub-station is required to be removed and National Grid has informed the applicant that the sub-station is due to be removed within the next 6 months. Highway Services are satisfied that the proposed re-alignment of the access addresses their previous concerns. There are no objections subject to the inclusion of the conditions listed below.

Additional Conditions

5. Details of the design of the access layout including visibility improvements and associated highway works
6. Surfacing and lining of parking and circulation areas
7. The submission of a Travel Plan

PLANNING APPLICATION 2017/92233

ITEM 17 – PAGE 67

OUTLINE APPLICATION FOR ERECTION OF 34 NO. DWELLINGS

LAND AT ABBEY ROAD NORTH, SHEPLEY, HUDDERSFIELD.

8.1 Statutory

Environment Agency: Amended consultation response to ensure that their suggested conditions do not conflict with those advised by the Lead Local Flood Authority, KC Strategic Drainage.

8.2 Non-statutory

KC Landscaping. There is a requirement for play equipment on the site, however in accordance with the Councils Play Strategy it should include elements of natural play, which would signify a playable space (ie children being aware they are entitled to play there). As such no off-site payment in lieu, is necessary.

Additional consultation response from **METRO** request financial contribution totalling £36,690 towards bus stop improvements(including real time information,) and bus only METRO cards.

The applicant has agreed to this contribution which would be secured through the Section 106. They have also indicated that they are flexible as to how the money is used.

Representations from local members have been made about the possibility of improving the neighbouring bridleway Stretchgate, as it forms an effective link from the site to towards the centre of Shepley and the train station. It is considered that a more effective use of the £36,690 contribution could be made if it were to be in part diverted towards improvements to Stretchgate as the route towards the rail station.

Amended Recommendation.

Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions included within this report and to secure the Section 106 agreement to cover the following matters:

- **Affordable housing (7 units);**
- **Education Contribution £114,211;**
- **On site POS and subsequent maintenance(this to include the provision of natural play features; and**
- **£36,690, towards public transport enhancement, and improvements to Stretchgate**

In the circumstances where the Section 106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Strategic Investment is authorised to determine the application and impose appropriate reasons for refusal under Delegated powers.

OUTLINE APPLICATION FOR ERECTION OF 12 APARTMENTS

ADJ, 5, HARTSHEAD COURT, HIGHTOWN, LIVERSEDGE

A request to defer the application has been received, on the grounds that they have not been afforded an opportunity to respond to late Highway comments. Also the client is away and wishes to be at the meeting.

Officer Comment:

The Highways comments referred to are the highway comments that relate to the latest scheme for 12 units which was submitted to the council on 23rd August 2017.

One additional letter of objection has been received. This states that notwithstanding the further reduction to 12 apartments the changes do not address any of the concerns with the two previous schemes, and their objections still stand.

FORMATION OF LANDFILL INCORPORATING ACCESS AND TURNING FACILITIES AND ERECTION OF TEMPORARY FENCING

LAND NORTH WEST, HOG CLOSE LANE, HOLMFIRTH.

Members should note that the applicant has withdrawn the above planning application. Therefore it cannot now be considered by the committee.